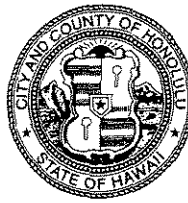


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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MUFU HANNEMANN
MAYOR



Authorization	<i>Henry Eng</i>
Advertisement	<i>4-18-08</i>
Public Hearing	<i>4-30-08</i>

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2007/Z-8 (MH)

April 9, 2008

MEMORANDUM

TO: KARIN HOLMA, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: HENRY ENG, FAICP, DIRECTOR *Henry Eng*
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: REQUEST FOR A CHANGE IN ZONING FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, O'AHU, HAWAII, TAX MAP KEY: 9-1-017:
PORTION 071

Transmitted for appropriate action is my report and recommendation for a zone change of approximately 15 acres from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District with a 90-foot height limit. The purpose of this zone change is to develop the Kroc Community Center.

The proposed zone change is consistent with the State Urban District, General Plan, and Ewa Development Plan. The Ewa Neighborhood Board No. 23 voted to pass a motion 8-0-1 to continue to support the Salvation Army's Kroc Center development.

Approval is recommended subject to several conditions relating to affordable housing program; non-potable water system; regional drainage; transportation; disclosures; and compliance with other standard requirements.

HE:mo
Attachments

cc: The Salvation Army
Department of Hawaiian Home Lands
Department of Land and Natural Resources
PlanPacific, Inc.
Trudi Saito, Deputy Managing Director
City Council

RECEIVED

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CITY CLERK
HONOLULU, HAWAII

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)
)
 OF)
)
 THE SALVATION ARMY)
 FOR A ZONE CHANGE FROM AG-1)
 RESTRICTED AGRICULTURAL DISTRICT)
 TO A-2 MEDIUM DENSITY APARTMENT)
 DISTRICT)

FILE NO. 2007/Z-8

FINDINGS OF FACT, CONCLUSIONS,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

APPLICANT	:	The Salvation Army (TSA)
LANDOWNER	:	State of Hawai'i, Department of Land and Natural Resources
LOCATION	:	Kapolei, O'ahu, Hawai'i (Attachment 1)
TAX MAP KEYS	:	9-1-017: Portion 071
LAND AREA	:	Approximately 15 acres
RECORDATION	:	Land Court
STATE LAND USE DISTRICT	:	Urban District (Attachment 2)
DEVELOPMENT PLAN (DP) AREA	:	Ewa

DP POLICY	:	The site is within the Urban Growth Boundary planned for High Density Residential and Transit Node
PUBLIC INFRASTRUCTURE MAP	:	PIM Symbols 015 Farrington Highway Improvement (North-South Road to Ft. Weaver Road); 039 North-South Road; 033 Kaloi Gulch Channel; 001 Ewa Tenney Village Fire Station; 038 Kapolei Parkway; and 030 Renton Road Improvements (Ewa Town) (Attachment 3)
EXISTING ZONING	:	AG-1 Restricted Agricultural District (Attachment 4)
EXISTING USE	:	Vacant
SURROUNDING LAND USES	:	The subject site is part of a larger 204-acre parcel owned by the Department of Land and Natural Resources. Adjacent northwest of the site is the future North-South Road (presently under construction). Further northwest of the site is the proposed University of Hawai'i West O'ahu Campus. Northeast of the site is another large parcel that is the site of the proposed Ho'opili project by D.R. Horton. East of the site is the future Department of Hawaiian Home Lands East Kapolei Project Phase II. The Ewa Villages Golf Course and subdivisions are located approximately one half mile south of the site and are the only developed properties in the general vicinity. Refer to Figure 1 in Attachment 5 .

B. Proposal

The Salvation Army is proposing to change the zoning of approximately 15 acres from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District. The purpose of the zone change is to develop the Kroc Community Center.

The requested building height limit for the proposed A-2 Medium Density Apartment District is 75 feet.

C. Background

On December 1, 2004, the City Council adopted Resolution 04-363, which urged the Mayor to support and facilitate the Hawaiian and Pacific Islands Division of The Salvation Army to qualify Honolulu as a recipient of a Ray and Joan Kroc Corps Community Center. See Resolution 04-363 in **Attachment 6**.

The Salvation Army in Hawai'i was recently awarded one (1) of the largest philanthropic gifts in the Islands' history – an eighty (80) million dollar grant to build and help operate a major Ray and Joan Kroc Hawai'i Community Center in Leeward O'ahu. The grant comes from the estate of Joan Kroc, wife of McDonald's founder Ray Kroc. Mrs. Kroc bequeathed \$1.5 billion to The Salvation Army to build community centers across the country similar to the landmark center she built in San Diego in 2002.

The proposed 15-acre site was part of 1,300 acres that was reclassified from the State Land Use Agricultural District to the Urban District. The Land Use Commission issued their Decision and Order on Docket No. A99-728, which included the 15-acre site, on September 8, 1999.

The subject site is currently under the ownership of the Department of Land and Natural Resources (DLNR) and is in the process of being subdivided as part of Phase II of the Department of Hawaiian Home Lands (DHHL) East Kapolei project. Conveyance will be directly from DLNR to TSA. The site will be developed by TSA for use as a community center. According to DHHL staff, Kroc Community Center is an integral part of the DHHL's master plan to develop East Kapolei for their beneficiaries.

If the subject zoning request is approved, the "meeting facility" is still subject to approval of a Conditional Use Permit-minor.

D. Description of Proposed Project

The Kroc Community Center will be a multi-purpose campus designed to meet the recreational, social and spiritual needs of the surrounding community, with a particular emphasis on the youth population. It will include:

- Performing Arts Theater and Worship Center
- Education/Preschool/Day Care Center
- Conference and Education Center, containing multi-purpose meeting rooms, classrooms, a commercial kitchen and a computer technology and visual arts center
- Outdoor Cultural Activity Center, comprised of several outdoor performance pavilions, a large grassy area for large gatherings
- Athletic and Fitness Center suitable for high school and college sports
- Aquatics Center

Refer to Figure 3 Site Plan in **Attachment 7**.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site

The site is approximately 15 acres and currently vacant. The site is relatively flat and ranges in elevation from approximately 70 to 77 feet above mean sea level (msl) from the south to north boundaries. Refer to Topographic Map in **Attachment 8**.

According to the Detailed Land Classification (1963) developed by the University of Hawai'i Land Study Bureau, the productivity rating of soils on the proposed site is rated entirely B, with A representing the soils with the highest productivity and E representing the soils with the lowest productivity.

According to the Soil Conservation Service's (SCS's) "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" dated August 1972, the soil series found at this site are:

Honouliuli Clay, 0 to 2 percent (0 to 2%) slopes (HxA);

Honouliuli Clay, 2 to 6 percent (2 to 6%) slopes (HxB);

HxA is described as having moderately slow permeability, runoff that is slow, erosion hazard that is no more than slight, and high shrink-swell potential. HxB is described as having runoff that is slow and erosion hazard that is slight.

According to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system maps, the entire 15-acre site is designated Prime Agricultural Land. Prime Agricultural Land is defined as "land best suited for the production of food, feed, forage, and fiber crops." This class of land has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to modern farming methods.

B. Public Agency Comments

On December 28, 2007, the following public agencies were requested to evaluate the impact of the proposed Zone Change, and Plan Review Use Permit on their facilities and services. (See **Attachment 9** for the comments received.)

1. City Agencies

Board of Water Supply (BWS)
Oahu Civil Defense Agency (CDA)
Department of Community Services (DCS)
Department of Design and Construction (DDC)
Department of Environmental Services (ENV)
Department of Facility Maintenance (DFM)
Honolulu Emergency Services Department (HES)
Honolulu Fire Department (HFD)
Honolulu Police Department (HPD)
Department of Parks and Recreation (DPR)
Department of Transportation Services (DTS)
Department of Customer Services (Kapolei Satellite City Hall)

2. State Agencies

Department of Agriculture (DOA)
Department of Business, Economic Development & Tourism
(DBED&T)
Department of Education (DOE)
Department of Hawaiian Home Lands (DHHL)
Department of Health (DOH)
Hawaii Housing Finance & Development Corporation (HHFDC)
Department of Land and Natural Resources (DLNR)
Land Use Commission (LUC)
Office of Environmental Quality Control (OEQC)
Office of Hawaiian Affairs (OHA)
Office of Planning (OP)
State Historic Preservation Division (SHPD)
Department of Transportation (DOT)
University of Hawai'i – Manoa
University of Hawai'i – West O'ahu

3. Federal Agencies

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service, Department of the Interior
Soil Conservation Service (Natural Resource Conservation Service)
Navy Region Hawai'i
14th Coast Guard District

- Hawaiian Electric Company, Inc.

Significant agency comments are discussed in Section III.

C. Community Organizations

On November 6, 2007, the DPP sent notification of the proposed zone change to the Makakilo/Kapolei/Honokai Hale NB No. 34 and Ewa Neighborhood Board No. 23. The project site is located in the area of Ewa Neighborhood Board No. 23. As of the writing of this report, DPP has not received a comment letter from the Ewa Neighborhood Board. DPP also notes that in its regular meeting on February 8, 2007, the Ewa Neighborhood Board passed a motion 8-0-1 to continue to support the Salvation Army's Kroc Center development.

The DPP and applicant also sent notices of the proposed zone change to the following community organizations:

Hawaii's Thousand Friends
Life of the Land
Outdoor Circle
Sierra Club Hawaii Chapter

III. ANALYSIS

A. Public Plans and Policies

1. Hawaii Revised Statutes (HRS), Chapter 205 Land Use Commission

The entire 15-acre site is located within the State Land Use Urban District. The proposed rezoning and proposed uses are allowed in the State Urban District.

The Office of Planning (OP) commented that the State Land Use Commission (LUC) completed hearings that resulted in the reclassification of approximately 1,300 acres of land at Honouliuli, from the State Agricultural District to the State Urban District in September of 1999. The 15 acres was part of that reclassification in LUC Docket No. A99-728. The Decision and Order of this Docket contained 27 conditions requiring compliance by the applicant and subsequent landowners/developers. OP also commented that the subject application contains a letter dated August 24, 2007 to request comment by LUC on the analysis of the applicability of the 27 conditions to the Kroc Community Center. OP further commented that the proper procedure for amending or removing conditions would be by formal motion to LUC. This process was recently utilized for a nearby parcel subject to the same conditions – the University of Hawai'i West O'ahu Campus – LUC Docket A99-728(a). The subject application does not contain any response from LUC at this time. OP suggested that DPP

inquire with LUC as to whether TSA would need to amend or delete conditions for the subject parcel prior to County action on the rezoning request.

DPP Response: Conversation with the LUC staff indicates that the applicant should file a motion to amend the original D&O to amend or remove conditions. In addition, the applicant needs to give notice to the Commission that TSA is the successor petitioner. DPP consulted with DHHL and notes that DHHL notified the LUC of the pending sale to TSA. Refer to DHHL's letter to LUC dated February 12, 2008 in **Attachment 10**. Conversation with the agent revealed that TSA is in the process of filing a motion to the LUC requesting a waiver of certain conditions that will not affect this zone change request. Thus, DPP will continue to process the subject zone change request which is consistent with the intent of Resolution 04-363.

Additional relevant State Land Use Commission conditions of Docket No. A99-728 states the following:

LUC Condition 1

"Petitioner, its successors, and assigns shall provide affordable housing opportunities for residents of the State of Hawai'i in accordance with applicable affordable housing requirements of the City and County. The location and distribution of the affordable housing or other provisions for affordable housing shall be under such terms as may be mutually agreeable between Petitioner, its successor, and assigns, and the City and County."

It is current City policy that all housing projects subject to a zone change reserve at least 30 percent (30%) of its units for low- and moderate-income households. Although there are no residential units planned within the proposed A-2 Medium Density Apartment District, there is always the possibility that the land could be sold and the new landowner may consider developing residential units that are permitted in A-2 Medium Density Apartment District. **Therefore, DPP recommends that the standard condition of approval be included in the Unilateral Agreement (UA) which would require the Declarant to participate in an affordable housing program should there be any proposed residential units within the subject 15-acre site in the future.**

LUC Condition 2

"Petitioner, its successors, and assigns shall coordinate and/or participate in the funding and construction of adequate water source, storage, and transmission facilities and improvements to

accommodate the proposed Project. Water transmission facilities and improvements shall be coordinated and approved by appropriate State and County agencies."

DHHL has been coordinating the development of a 4.0 million gallon reservoir and water transmission main with the City and County. The system will service the DHHL projects as well as portions of the University of Hawai'i West O'ahu Campus. Construction of both the reservoir and transmission main are underway. DHHL is also committed to providing a water lateral to TSA's property for connection to the water system. Refer to DHHL's letter to LUC dated February 26, 2008 in **Attachment 11**.

LUC Condition 4

"Petitioner, its successors, and assigns shall coordinate and/or fund and construct adequate wastewater transmission and disposal facilities, as determined by the City and County of Honolulu and the State Department of Health, to include the planning, design, construction, and scheduling of the proposed Kapolei Interceptor Sewer."

Construction of the wastewater trunk line from the Kapolei Interceptor Sewer to the Kapolei Parkway has been completed. Construction of the line mauka of the Kapolei Parkway is included in the DOT contract for construction of the North-South Road, Phase 1B, and has commenced. DHHL is committed to providing a sewer lateral to TSA's property for connection to the sewer system.

LUC Condition 9

"Petitioner, its successors, and assigns, shall participate in the pro-rata funding and construction of local and regional transportation improvements and programs necessitated by the proposed development in designs and schedules accepted and determined by the State Department of Transportation and the City and County of Honolulu. Petitioner and/or the State Department of Transportation shall submit the construction plans as they relate to drainage issues for the North-South Road to the City for review and approval."

Various sport activities and group gatherings will attract people to use the facilities planned for this site. Practices, scrimmages, and sanctioned competition events will contribute to increasing the volume of vehicles on the adjacent roadway system during the afternoon traffic hours, and on the weekends. In addition, the site is adjacent to the planned drainage channel along the east side of the North-South Road. DHHL notes that it

is working with TSA to address the pro-rata funding of transportation improvements. It is unresolved at this time, but adequacy of transportation improvements will be confirmed at the time of subdivision, Conditional Use Permit (as applicable), and building permit reviews.

LUC Condition 12

"Petitioner, its successors, and assigns shall coordinate the design and construction of drainage improvements required as a result of the development of the Property to the satisfaction of Federal, State and County agencies with the goal of executing an agreement on the interim and ultimate regional drainage plan as soon as possible. Petitioner, its successors, and assigns shall participate in the planning and coordination of off-site improvements with the Estate of James Campbell, the Barbers Point Naval Air Station, adjoining landowners and developers, the intervener, and other Federal, State, and County agencies. Funding for these improvements may be obtained from a combination of State, Federal, and/or private sources to be determined by Petitioner, its successors, and assigns."

DHHL intends to plan for and coordinate the design and construction of drainage improvements required as a result of the development of the site to the satisfaction of Federal, State and County agencies. DHHL intends to provide a storm drain pipe inlet on the TSA's property for connection to the drain pipeline system. This will be confirmed at the time of DHHL subdivision application.

LUC Condition 23

"Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Petition Area, prior to the development of the Petition Area."

The Board of Land and Natural Resources (BLNR) approved the conveyance of portions of Tax Map Key (1) 9-1-017: 071 and 88 ("East Kapolei II") to the Department of Hawaiian Home Lands (DHHL). Refer to DHHL's letter to LUC dated February 12, 2008 in **Attachment 10**. Of the approximately 318 acres at East Kapolei II, TSA requested to purchase 15 acres to construct and operate a Ray and Joan Kroc Corps Community Center. DHHL supports their request and has informed the Department of Land and Natural Resources (DLNR). At its meeting on November 16, 2007, BLNR approved the sale of the 15 acres. Conveyance will be directly from DLNR to TSA.

DPP notes that the Department of Hawaiian Home Lands (DHHL) has notified the Land Use Commission (LUC) of the pending sale to TSA in a letter dated February 12, 2008. Further, the subject parcel will not be included in future DHHL annual reports to LUC.

The proposed zoning district is consistent with the purpose of the State Land Use Urban District.

2. General Plan

The following objectives and policies of the General Plan are relevant to the proposed zone change.

I. Population

Objective C: *"To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony."*

Policy 2: *"Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center."*

IX. Health and Education

Objective B: *"To provide a wide range of educational opportunities for the people of Oahu."*

Policy 2: *"Encourage the provision of informal educational programs for people of all age groups."*

The proposed Kroc Community Center will provide facilities and programs for youth and adults of communities from Ewa, Wai`anae, and Central O`ahu. These facilities and programs during the after school hours will provide opportunities and services to the residents of Leeward O`ahu, and for TSA to help meet the recreational, social, and spiritual needs of this growing community, with a particular emphasis on the youth population.

One of the components of the proposed Kroc Community Center will be a Performing Arts Theater and Worship Center, with church and ballroom. This would be a venue for concerts/theater performances; youth orchestras, graduations, banquet, and church worship services.

In summary, the proposed project and requested apartment zoning is consistent with, and supports the objectives and policies of the General Plan (GP).

3. Revised Ordinances of Honolulu (ROH), Chapter 24, Development Plans, Article 3, Ewa

Section 24-2, ROH provides that all proposed developments in Ewa be evaluated against how well they fulfill the vision for the Ewa Development Plan (DP). The vision for Ewa is comprised of 12 key elements.

The proposed zone change is evaluated in terms of its consistency with the applicable vision elements cited below:

a. Urban Growth Boundary

Ewa DP Section 2.2.1 states that the Urban Growth Boundary for Ewa was drawn to give long-range protection to over 3,000 acres of prime agricultural land and to preserve open space while providing adequate land for urban development.

The proposed zone changes area is located inside Ewa's Urban Growth Boundary, and within the Urban Expansion 1997 - 2005 designation on the Phasing Map in Appendix A of the Ewa Development Plan. The Urban Expansion designation represents high priority areas supported for zoning changes and infrastructure investments within the next eight (8) years if the project supports the vision for Ewa and implements relevant policies, principles, and guidelines.

b. Open Space and Greenway Network

Ewa DP Section 2.2.3 states that a network of open space and greenways will link the Secondary Urban Center and associated employment centers and lists Kapolei Regional Park as one of the major components of the Ewa Open Space and Greenways Network.

The Kroc Community Center is planned to include at least 20 percent (20%) open space. To the east is a future park area that may allow for connectivity via running paths. To the south is the proposed Middle School that could have a crosswalk which would connect to the Middle School and bridge the open space network with a park to the north and another park to the south below the East West Road. Refer to Figure 2 Surrounding Land Uses and Figure 3 Site Plan in **Attachments 12 and 7**, respectively.

However, since the DOE's plans are very preliminary at this time, continuation of this greenway network will require future consultation with the Department of Education and DHHL.

c. Phased Development to Ensure Adequate Infrastructure

Section 2.2.10 states that phased development of Ewa will support the City of Kapolei's development and conserve scarce infrastructure dollars.

The proposed zone change site is in the Urban Expansion 1997 - 2005 designation on the Phasing Map in Appendix A of the Ewa Development Plan. The Urban Expansion designation represents high priority areas supported for zoning changes and infrastructure investments if the project supports the vision for Ewa and implements relevant policies, principles, and guidelines.

The Kroc Community Center is proposed to be developed in a single phase starting with the building and parking facilities. Adequate potable/non-potable water, drainage, wastewater, and transportation improvements will be developed to service this area. Ensuring the adequacy of infrastructure is further addressed in Section III. D. of this report.

According to Section 3.6.3 of the Ewa DP, since the site is within the Urban Growth Boundary planned for High Density Residential, the height guideline for the site should not exceed 90 feet. The requested building height limit of 75 feet would be able to accommodate a pitched roof form on a building with a large floor plate, and a cross at the top of the roof to symbolize the Salvation Army; recognize the significance of this facility as a public community facility at a prominent location next to the intersection of two (2) major thoroughfares and a future transit station; and accommodate possible future development that is consistent with the intent of this proposed transit station area. Therefore, although the applicant requested a building height limit of 75 feet for the proposed A-2 zoning district, DPP is recommending a building height limit of 90 feet to allow for more density to support transit, if necessary. The recommended increase in the building height limit to 90 feet would also be consistent with the height guidelines of the Ewa DP.

The Kroc Community Center project has generally addressed the policies, principles and guidelines of the Ewa Development Plan.

4. ROH, Chapter 21 Land Use Ordinance (LUO)

Our analysis of project consistency with the proposed zoning is discussed as follows:

A-2 Medium Density Apartment District

As stated in the LUO, the intent of the Apartment district is:

“..to allow for a range of apartment densities and a variety of living environments. The predominant uses include multifamily dwellings, such as common wall housing, walkup apartments and high-rise apartments. Uses and activities that complement apartment use are permitted, including limited social services.”

In addition, the LUO states that the intent of the A-2 Medium Density Apartment District is:

“to provide areas for medium density, multifamily dwellings. It is intended primarily for concentrated urban areas where public services are centrally located and infrastructure capacities are adequate.”

The proposed A-2 Medium Density Apartment District for this site will be part of a pattern of the planned urban development of the East Kapolei community in Ewa.

A supportive meeting facility such as the proposed Kroc Center is allowed under the proposed A-2 zoning district subject to approval of a Conditional Use Permit-minor. Refer to DPP's letter to PlanPacific dated February 7, 2007 in **Attachment 13**.

The requested building height limit of 75 feet for the proposed A-2 District is expected:

- To accommodate a pitched roof form on a building with a large floor plate, and a cross at the top of the roof to symbolize the Salvation Army.
- To recognize the significance of this facility as a public community facility at a prominent location next to the intersection of two major thoroughfares and a future transit station.

B. Compliance with Environmental Laws

The East Kapolei Master Plan Final Environmental Impact Statement (EIS), which included the subject 15-acre site, was accepted by the Governor in September 1998. OEQC concurred with DHHL's opinion that an Environmental

Assessment (EA) or Supplemental EIS is not required for the project because the proposed development is generally consistent with project description in the previously accepted Final EIS.

DPP concurs that the Final EIS which was accepted by the State of Hawaii meets the need for an EA/EIS for a significant zone change as required by Section 5.4.1 of the Ewa Development Plan (DP). Section 5.4.1 of the Ewa DP requires an EA for rezoning of parcels five (5) acres or more to an apartment district. However, a zone change application for a project already assessed under Chapter 343, HRS, does not require a new EA as long as the Director determines that the desired zoning and land use generally conform to that described in the existing EA/EIS. Such a determination was made on November 28, 2007.

Since this project is relying on an EIS that was completed before the passage of Act 50, OHA realizes that a Cultural Impact Assessment (CIA) may not be a requirement, but hopes that a CIA will be completed as part of a good faith effort to find out all of the important cultural practices and knowledge in and around the project site. Potential impacts to cultural resources are addressed below.

Archaeological/Historic Resources

The Ewa DP states that Ewa's Historic and Cultural Resources will be preserved and enhanced by:

- Preserving significant historic features from the plantation era and earlier periods, including:
 - Native Hawaiian cultural and archaeological sites;

The Office of Hawaiian Affairs (OHA) is constitutionally mandated to preserve and protect natural and cultural resources on behalf of Native Hawaiians. OHA recommended that a complete archaeological inventory survey be completed to assure that no unknown or subsurface cultural resources are encountered during the construction phases of the project.

OHA recommended the City's DPP to require the State Historic Preservation Division (SHPD) to review and accept any plans for potential ground disturbing activities related to any development or infrastructure improvements. OHA asked that in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the SHPD shall be contacted.

DPP Response: According to the East Kapolei Master Plan Final Environmental Impact Statement dated July 1998, which included the subject 15-acre site, the

presence of any significant archaeological sites on the surface or subsurface of the East Kapolei Master Plan project property is unlikely due to the disruption caused by continuous cane cultivation for nearly 70 years. According to the archaeological survey, literature search, and assessment of potential significant sites by the SPHD, there are no significant archaeological or cultural resources associated with the subject property. However, the provisions of Section 6E-46.6 still apply. Therefore, no condition of approval is recommended.

Shoreline Management Area

The proposed project site is not within the Shoreline Management Area (SMA) and is not subject to requirements under Chapter 25, ROH. Therefore, a condition of approval will not be required.

Flood Hazard District

According to the Federal Emergency Management Agency's Map (Panel Numbers 15003C0310 F (September 30, 2004), the project site is located in Flood Zone D where flood hazards are undetermined. Refer to Flood Hazard Map in **Attachment 14**. Therefore, the subject site is not subject to Section 21-9.10 of the LUO.

Endangered/Threatened Species

Abutilon menziesii, also known as the red ilima, is a federally endangered plant that has been identified in the general vicinity of the site. According to the Habitat Conservation Plan for *Abutilon menziesii* at Kapolei, the distribution of *Abutilon menziesii* within the original 1,300-acre East Kapolei Master Plan properties is shown in Figure 3.5 *Abutilon menziesii* Plant Clusters Map of **Attachment 15**. The Cluster C population is in close proximity to the subject site, and there may be presence of the endangered plant on the subject site.

In accordance with both State and Federal regulations, mitigation measures have been identified in the Habitat Conservation Plan (HCP) for *Abutilon menziesii* at Kapolei. An Incidental Take License was approved by BLNR on March 18, 2005 for the entire *Abutilon menziesii* population at Kapolei and issued to the State Department of Transportation. The DHHL was issued a Certificate of Inclusion (COI) to the license on January 6, 2006.

The COI provides DHHL the opportunity to adopt the HCP in partnership with DOT, and permits DHHL under the License to pursue development of its projects at Kapolei. However, according to Vickie Caraway, State Botanist of the Division of Forestry and Wildlife (DOFAW), since conveyance of the 15 acres will be directly from DLNR to TSA, a new COI must be executed to include TSA. Should any *Abutilon menziesii* be found on the Kroc Center site, the COI would allow TSA to have DOFAW physically remove and relocate the endangered plants to

the 18-acre Contingency Reserve Area that is in the general vicinity across the East West Connector Road. Refer to **Attachment 16**.

Further consultation with the State DOT indicates that prior to construction, the applicant should contact the DOFAW to do a search for any *Abutilon menziesii* that may be present in the area designated for construction.

Therefore, a condition of approval regarding a search for any *Abutilon menziesii* in the area designated for construction and a new COI to include TSA is recommended for the proposed zone change.

C. Social Impacts

Affordable Housing

Affordable housing condition/requirements were discussed earlier in Section III.A.1 of this report.

D. Public Facilities and Services

The review conducted by the various agencies was based on the applicant's zone change proposal. Agency comments received regarding specific public facilities and services are summarized below.

Water System

The area is serviced by the Southern O'ahu Basal Aquifer (SOBA) and the Pearl Harbor Aquifer. The fresh water in the basal aquifer is recharged in the Wai'anae Mountains and the central plain by direct rainfall, infiltration and stream runoff and irrigation water. These sources provide potential for up to 68 million gallons per day (mgd) of potable water.

The planned developments of DHHL's East Kapolei subdivisions and UH West O'ahu, as well as future developments in Kalaeloa will require the construction of new water storage and transmission infrastructure to be integrated into the existing aquifer system. DHHL developments expect to demand up to 12 million gallons per day, which is within the sustainable yield of regional aquifers.

The average potable water demand for the Kroc Community Center is 40,000 gallons per day (gpd) during the weekday and 200,000 gpd during the weekend. The average non-potable water demand for irrigation is estimated to be 62,000 gpd during the weekday and weekend. DPP notes that BWS plans to extend the existing 215-foot non-potable water system and install irrigation systems along the North-South Road corridor.

BWS stated that the developer will be required to install necessary water system improvements to accommodate the proposed development and construction drawings should be submitted to BWS for review and approval. Additionally, when water is made available, the applicant will be required to pay BWS Water System Facilities Charges for resource development.

The DLNR's Commission on Water Resource Management (CWRM) recommended coordination with the county to incorporate this project into the county's Water Use and Development Plan.

The applicant is aware of the CWRM's recommendations above and coordination with the BWS and the DLNR Land Division should take place to incorporate this project into the *Water Use and Development Plan*.

The proposed project is anticipated to have adequate availability of potable water which will be confirmed as part of the subdivision and building permit approval processes. Therefore, a condition of approval is not recommended for potable water. **However, the applicant should be required to connect to the 215-foot non-potable water system to conserve potable water when the non-potable irrigation system is installed along the North-South Road corridor as set forth in the Ewa DP.**

Drainage System

DHHL East Kapolei I and II developments are impacted by regional storm runoff from the Kaloi Gulch and the Hunehune Gulch drainage basins. The Kroc Community Center is surrounded by DHHL's East Kapolei II. Without drainage improvements to the gulches and to the outlet, DHHL properties are required to limit on site runoff to predevelopment conditions, provide for a channelized flow of 2,500 cubic feet per second and retain any excess runoff on property. This will require ten to twenty percent (10 to 20%) of developed areas to be set aside for stormwater retention. Detention and retention basins, as well as timely realignment of Kaloi and Hunehune Gulches and improvements to the gulch outlet are required for development.

The proposed drainage facilities of North-South Road plan to intercept flows from the gulches and divert it into the roadway's drainage channel and retention/detention basin.

The East Kapolei Drainage Master Plan and the North-South Road Revised EIS (July, 2004) recommend diverting Kaloi Gulch to a channel that is in alignment with the east side of the North-South Road. The plans also propose a box drain system to divert flow from Hunehune Gulch to detention basin at the southern boundary of the UH West Oahu property. Phase 1A of the North-South Road will construct a retention/detention basin and about 4,400 feet of the drainage channel. Phase 1B of the North-South Road will install the remaining channel

and culverts under the North-South Road. Until the storm water flows are diverted by the North-South Road drainage system and development UH West O'ahu, DHHL's East Kapolei developments will be partially impacted by storm water runoff from the Kaloi and Hunehune Gulch drainage basins. To mitigate adverse impacts during this interim period, a ten (10)-foot high earth berm will be constructed on site as part of the mass grading construction to protect early phases of DHHL's East Kapolei developments.

Phase 1A of the North-South Road is currently under construction and should be complete by May 2007. Phase 1B and C of the North-South Road is planned to be completed in calendar year 2008. Drainage improvements to Kaloi Gulch are scheduled to begin in October of 2007 and last two years.

As a condition of approval, the applicant should continue to maintain the 2,500 cfs drainage flow limit and coordinate drainage improvements with the DPP and State DOT who has jurisdiction of North-South Road.

Wastewater System

East Kapolei is located within the service area of the Honouliuli Wastewater Treatment Plant (WWTP). The East Kapolei Sewer Trunk Line will connect sewer lines in East Kapolei to the recently completed Kapolei Interceptor Sewer. Construction is projected to begin in November 2006 and be completed by November 2007. Construction plans have been submitted to the City for review.

The 36-inch Sewer Trunk Main located along the southern boundary of DHHL's East Kapolei II property will service the property and the adjoining D.R. Horton development. Construction is projected to begin in April 2008 and be completed by March 2009. The peak period wastewater flow is estimated at 40,000 gallons per day (gpd) during the weekday and 50,000 gpd during the weekend.

The Honouliuli WWTP presently has a design capacity of 38 mgd, with plans to expand to 51 mgd. The capacity of the Honouliuli WWTP is limited by the capacity of the solids handling treatment units, which have a current capacity of approximately 27 to 29 MGD average flow. A planned project to add anaerobic digesters, which will increase the solids handling treatment capacity, is tentatively scheduled to be completed by mid 2008. After completion of this project, the overall solids handling capacity will be 38 MGD.

The proposed project can be accommodated according to the timing of construction schedule for the Honouliuli WWTP Solids Handling Facility project and the 36-inch Sewer Trunk Main. This is basically a timing issue, confirmed under subdivision and building permit reviews, and therefore, a condition of approval is not recommended.

Transportation System

The U.S. Coast Guard does not support or oppose the zone change request, but advised all parties that the project lies near property that is subject to restrictive aviation easement number 2262. This reflects a Federal real property interest that is of critical importance to the continued search and rescue operations and other missions performed by Coast Guard aircraft from Coast Guard Air Station, Barbers Point. TSA is requested to contact Mr. Jay Townley, (510) 637-5540, to discuss the restrictions the easement imposes on construction and development.

The State Department of Transportation (DOT) recommended that TSA, the community center operator and project occupants be advised of the potential for noise from aircraft and Kalaeloa Airport and Honolulu International Airport operations. However, no special mitigation or attenuation measures for the project are specifically required.

DOT also commented that while the community center traffic will not directly access the adjacent State highway (North-South Road), the community center will access the North-South Road via a local road and the future East-West Road. The traffic from the community center, especially during full use and occupancy of the facilities, will contribute to the cumulative traffic on the State highways. TSA's share of the mitigation measures for the impacts attributable to the community center must be discussed with the DOT highways Division Planning Branch. In addition to reviewing any construction plans, connections for the community center along the North-South Road right-of-way, and drainage toward or into the right-of-way, the DOT may require a review of the plans for the East-West Road at this location and at the intersection with the North-South Road.

Access to the Kroc Community Center would primarily be from the proposed East-West Road, which would link the North-South Road and Fort Weaver Road (State highways). A collector road adjacent and south of the site will also provide access via future roads of the DHHL's East Kapolei Project Phase II development. DHHL has acquired funds from the State for the construction of the East-West Road. Construction of these roads will provide convenient access for the residents of DHHL's East Kapolei Project Phase II development, and the surrounding communities of Waipahu, Ewa Beach, Makakilo and Kapolei. See **Attachment 5**. TSA's agent is aware of the need to consult with the DOT regarding mitigation measures, construction plans, and drainage.

The Department of Transportation Services (DTS) commented that for special events, the project should develop an alternate parking plan, such as tandem or theater parking. DTS also commented that such a plan would help mitigate any potential of parking spillage into the neighboring community, (since the site plan reflecting 350 stalls provides for less than indicated in the parking analysis). DTS

further commented that based on the nature of use, provisions should also be made for bicycle parking.

DPP realizes that a detailed traffic and parking management plan should be prepared and submitted prior to the issuance of a temporary and/or permanent certificate of occupancy. The traffic management plan (TMP) should identify, in detail, traffic demand management (TDM) strategies to minimize the amount of vehicles being generated by the site, especially during the peak periods of traffic. The TMP should be updated periodically or about every two (2) years and identify the relative effectiveness of each of the proposed TDM strategies and propose new TDM strategies, as necessary. The parking management plan (PMP) should specifically identify where over flow parking will be provided and, during large events, how parking will be managed, through the use of parking attendants, if there will be a need to hire special duty police officers and what their individual duties will be.

Vehicular access locations to the site should be clearly identified and the relative distribution in traffic assessed. Coordination with the adjacent properties, in particular the Department of Education, should be assured compatibility with the driveway locations for turning in and out safely. Lastly, multiple pedestrian access points to the site should be encouraged but placed and designed at locations which will limit the amount of mid-block crossings.

The Department of Design and Construction (DDC) recommended that the designer of the new Kroc Center facility give due consideration to alternate modes of travel for people from the surrounding residential communities accessing the recreation center by foot, bicycle, and public transportation. Thought should be given to the possibility of connecting the center to the nearby parks and schools by a connecting pedestrian, bicycle path that avoids crossing motor vehicular routes as much as possible. DDC also recommended that the Kroc Center consult with the developers surrounding the center.

A future transit station is planned for a site near the proposed Kroc Community Center. The station is likely to be located in the median of the North-South Road. Details are yet to be determined. A wide, chain-linked fenced, concrete-lined drainage channel will separate the Kroc Community Center site from the North-South Road, so the only pedestrian access between the station and the site is likely to be along the public sidewalk along the future East-West Road. The Kroc Community Center site is conveniently located across a collector road from a planned middle school; adjacent to a public park; and nearby family housing areas. These areas are all **within walking/biking distance so connectivity to nearby uses should be required as a condition of approval.**

As with all new developments in Ewa, the Kroc Center development will be subject to Ordinance 02-52, which assesses highway impact fees at the time of building permit approval. Fees are used to assist in the construction of certain

major collector roadways in the Ewa region. It is anticipated that this Ordinance will be reviewed soon, and fee rates and the roadways to benefit from the fees may change. We understand that DHHL and Kroc Center are in discussion to address payment of this fee.

Educational Facilities

The relative rapid rate of development within the Ewa region has made it difficult for educational facilities to accommodate development and keep up with the growing demand.

Current DOE plans include a middle school directly makai of the proposed Kroc Center. The DOE plans to provide access to the school from the same local street which will provide access to the Kroc Center. DOE cannot assess future impacts to the school because the traffic report prepared for this project does not project traffic counts for the local street or the proposed East-West Road.

DOE commented that the application does not clarify the number of access points to the Kroc Center. It is stated on page 20 of the "Traffic Demand Study and Parking Management Plan for Kroc Center Hawaii" under "Parking Access" that all access to the Kroc Center will be from two (2) driveways from the local street east of North-South Road. However, a third access to the Kroc Center from the future East-West Road is shown in Figure 3 of the Zone Change Application.

DOE also commented that the application does not address pedestrian traffic in the vicinity of the proposed Kroc Center and the planned middle school.

DOE further commented that the Zone Change Application, page 7, paragraph 4, states that a 75-foot height limit is being requested for the Kroc Center. Under Bullet No. 3, the justification for this height request is "to accommodate possible future development in this transit station area consistent with the intent of DPP's proposed transit-oriented development bill." However, DOE is concerned with the request to change the site to an A-2 Medium Density Apartment District and inquired if TSA has future plans to construct medium density apartment housing to a height of 75 feet on the site. If so, such plans would need some attention to the impact on area public schools.

According to TSA's agent, there are no residential units proposed in this development. Along with the University of Hawai'i West O'ahu Campus, there are three (3) proposed schools within a half mile radius, one of which is a middle school that will be located directly across the street. TSA's mission and variety of programs for all ages will make the Kroc Community Center a valuable community resource to these neighboring schools and surrounding residential properties.

Although there are no residential units planned within the proposed A-2 Medium Density Apartment District, there is always the possibility that the land could be sold and the new landowner may consider developing residential units that are permitted in A-2 Medium Density Apartment District. **Therefore, DPP recommends that should the Declarant proposed any residential units, the Declarant would be required to contribute to the development, funding, and/or construction of public schools as mutually agreed with the DOE.**

Solid Waste System

Solid waste generated by the proposed Kroc Community Center is estimated at 612 pounds per day. The agent for the applicant stated there will be a recycling program for paper/cardboard, plastics, aluminum and glass.

Disposal of solid waste is handled by the city's H-POWER plant in Campbell Industrial Park where it is either recycled or converted to ash by incineration, and then trucked to the Waimanalo Gulch Land Fill. The Department of Environmental Services is currently working with other agencies and the community to deal with the disposal of solid waste; upgrading H-POWER's capacity to burn more solid waste; developing a recycling facility next to H-POWER; and implementing a series of recycling programs, including a curbside recycling.

Although the Kroc Community Center will be a new generator of solid waste, it is part of the overall demand for a municipal landfill that will be needed to serve the entire island. Therefore, a condition of approval will not be required.

Fire

The Honolulu Fire Department requires TSA to provide a fire apparatus access road for every facility, or building hereafter constructed or located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. TSA needs to submit civil and construction drawings to the HFD for review and approval.

According to Battalion Chief Socrates Brakatos of the HFD, Kapolei Fire Station #40 and Makakilo Fire Station #35 both provide fire protection services for the proposed project area. The Kapolei Fire Station #40 being the Battalion 4 Headquarters is located at 2020 Lauwiliwili Avenue, which is approximately 4.5 miles southwest of the project area's center. The response time was estimated to be seven (7) minutes. The Makakilo Fire Station is located at 92-885 Makakilo Drive, which is also approximately 4.5 miles northwest from the center of the project area. The response time from the Makakilo Fire Station was also estimated to be seven (7) minutes.

HFD is considering future plans for the development of a fire station along Kapolei Parkway in the DHHL subdivision to the west which is adjacent to the UH West O`ahu project. The response time from this future fire station would be even quicker, within four (4) to five (5) minutes.

Current fire protection services and response times to the project area are adequate or will be adequate at the time of development. Since HFD requirements above will be met as part of the standard development approval process, a condition of approval is not recommended.

Police

The subject site is located in police District 8 with its station headquarters in the City of Kapolei. Police service will come from patrols stationed at the Kapolei Police Station.

According to Major Michael Moses of District 8, the proposed project should have no significant impact on the facilities or operations of the Honolulu Police Department. Therefore, a condition of approval relating to police protection is not recommended.

VI. CONCLUSION

The Director hereby makes the following conclusions:

Based on the foregoing analysis, the proposed zone change is consistent with State and City land use plans and policies. The proposed zone change should not significantly impact the surrounding land uses and necessary infrastructure capacities as discussed in the foregoing analysis and under recommended conditions of approval.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusion, I recommend that a change in zoning from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District with a height limit of 90-feet, as shown on Exhibit A of the attached draft ordinance, be APPROVED, subject to the applicant's execution of a Unilateral Agreement (UA) under the provisions of Section 21-2.80 of the LUO to be recorded with the Bureau of Conveyances and to include the following:

1. **Affordable Housing Program.** Prior to residential subdivision approval, or building permit for residential use, whichever comes first, Declarant shall execute an agreement to participate in an affordable housing plan acceptable to the Department of Planning and Permitting (DPP) in accordance with adopted rules. The agreement shall provide for no less than 30 percent (30%) of the total

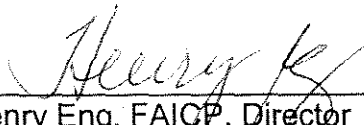
residential units in the Project as a whole to be affordable housing units. Of the 30 percent (30%) affordable housing units required, 20 percent (20%) shall be affordable for those households earning more than 80 percent (80%) but no more than 120 percent (120%) of the median income. The remaining 10 percent (10%) must be affordable to households earning no more than 80 percent (80%) of the median income.

2. **Endangered/Threatened Species.** Prior to subdivision approval, or building permit approval, whichever comes first, Declarant shall obtain a Certificate of Inclusion from the Division of Forestry and Wildlife (DOFAW) to allow DOFAW to physically remove and relocate any endangered plants that may be present on the subject site. Prior to building permit approval, Declarant shall also notify DOFAW regarding the latitude and longitude coordinates where construction will occur and, if any endangered plants are affected, these plants shall be relocated to the Contingency Reserve Area.
3. **Non-Potable Water System.** The Declarant shall be required to connect to the 215 non-potable water system when the non-potable irrigation system is installed along the North-South Road corridor, as required by BWS.
4. **Regional Drainage.** The Declarant shall submit a drainage master plan for review and approval by the Department of Planning and Permitting, and the State Department of Transportation (DOT). It shall include maintenance of the current 2,500 cubic feet per second drainage flow limit, until released from this requirement by the Department of Planning and Permitting.
5. **Transportation.**
 - a. The Declarant shall submit and obtain, prior to the issuance of a temporary and/or permanent certificate of occupancy, approval by the Department of Planning and Permitting (DPP), the Department of Transportation Services (DTS) and the State Department of Transportation (SDOT) for the following:
 - 1) A detailed Traffic Management Plan (TMP). The TMP should be updated every two (2) years until build-out to identify, in detail, traffic demand management (TDM) strategies to minimize the amount of vehicles being generated by the site, especially during the peak periods of traffic.
 - 2) A parking management plan that specifically identifies where over flow parking will be provided and, during large events, how parking will be managed.
 - b. The Declarant, prior to submittal of building permits, shall obtain approval by the DPP for the following:

- 1) Vehicular access locations that have been coordinated with the adjacent properties, in particular the Department of Education (DOE), to assure compatibility with all driveway locations.
 - 2) Multiple pedestrian access points to the site that are designed at locations which will limit the amount of mid-block crossings.
 - 3) Connectivity to the planned middle school, nearby parks and family housing areas.
6. **Educational Facilities.** Prior to residential subdivision approval, or building permit for residential use, whichever comes first, Declarant shall contribute to the development, funding, and/or construction of public schools as mutually agreed with the DOE. The Declarant and the DOE shall enter into a written agreement on this matter and submit a copy to the DPP prior to residential subdivision approval.
7. **Disclosures.** The Declarant shall disclose to all prospective occupants, buyers, lessees, and developers regarding the land being subject to noise from aircraft and Kalaheo Airport and Honolulu International Airport operations. Language of the disclosure document shall be reviewed and approved by the Department of Transportation (DOT) prior to execution of sales or lease documents.
8. **Compliance with Other Governmental Requirements.** The Declarant shall be responsible for ensuring that the final plans for the proposed project approved under this permit comply with all applicable Land Use Ordinance (LUO) and other governmental agencies' provisions and requirements.
9. **Annual Reports.** On an annual basis, the Declarant shall submit a written status report to the Department of Planning and Permitting (DPP) documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the Department of Planning and Permitting (DPP) by December 31 of each year until such time as the Department of Planning and Permitting (DPP) has determined that all conditions of approval have been satisfied. If a status report is not submitted within the time specified, the Department may defer the processing of permits until a status report is submitted.
10. **Noncompliance with Conditions.** In the event of noncompliance with any of the conditions set forth herein, the Director of Planning and Permitting shall inform the Council and may institute action to rezone the land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.

Dated at Honolulu, Hawai'i, this 9th day of April, 2008.

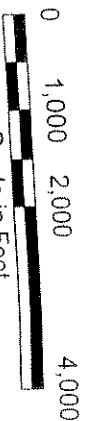
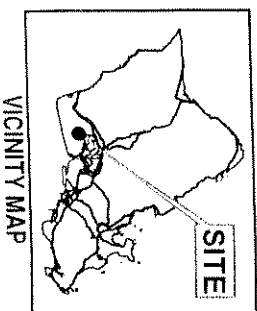
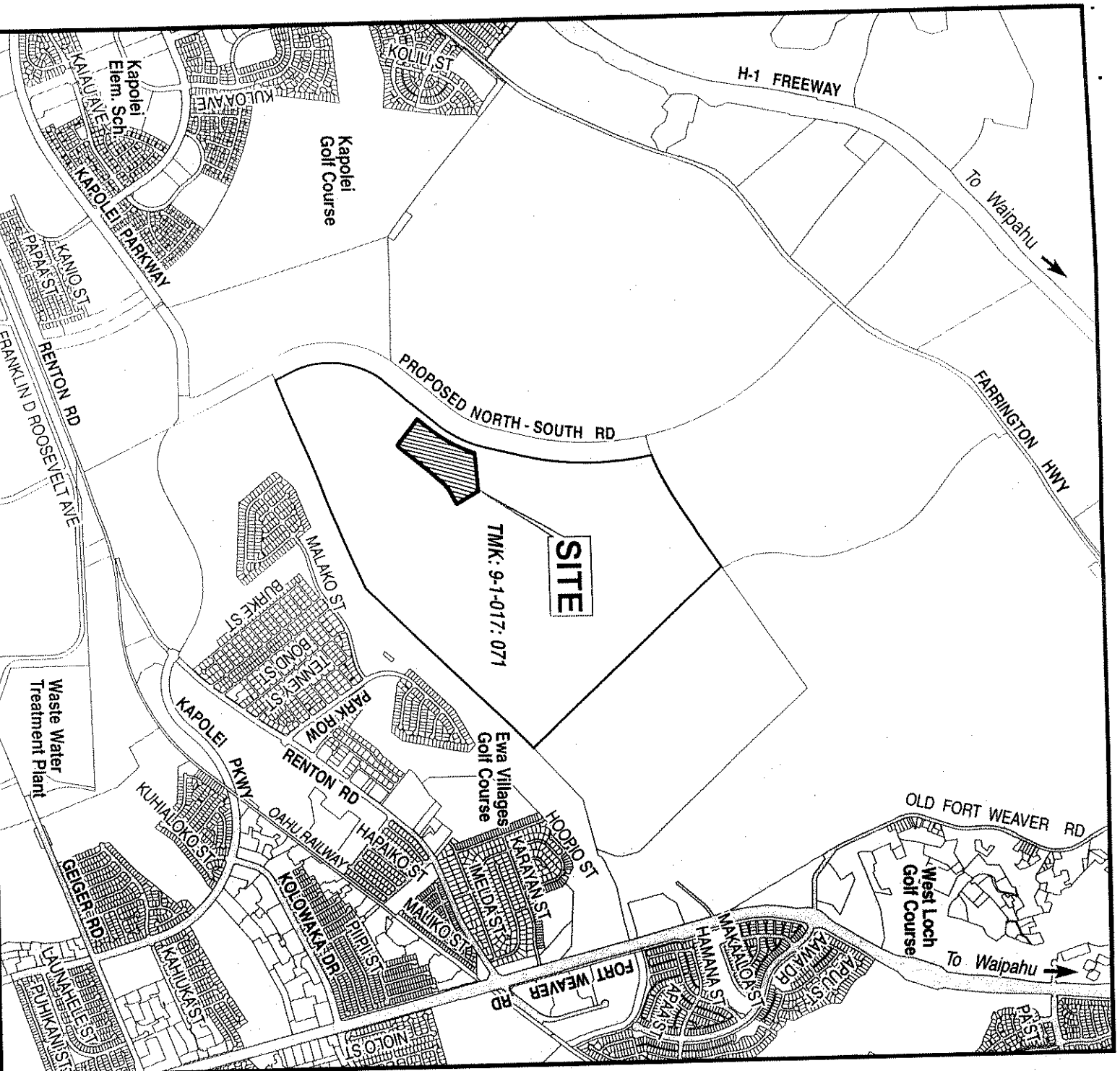
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By 
Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:mo
Attachments

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ATTACHMENT 1
(Location Map)



LOCATION MAP

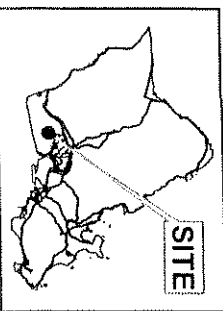
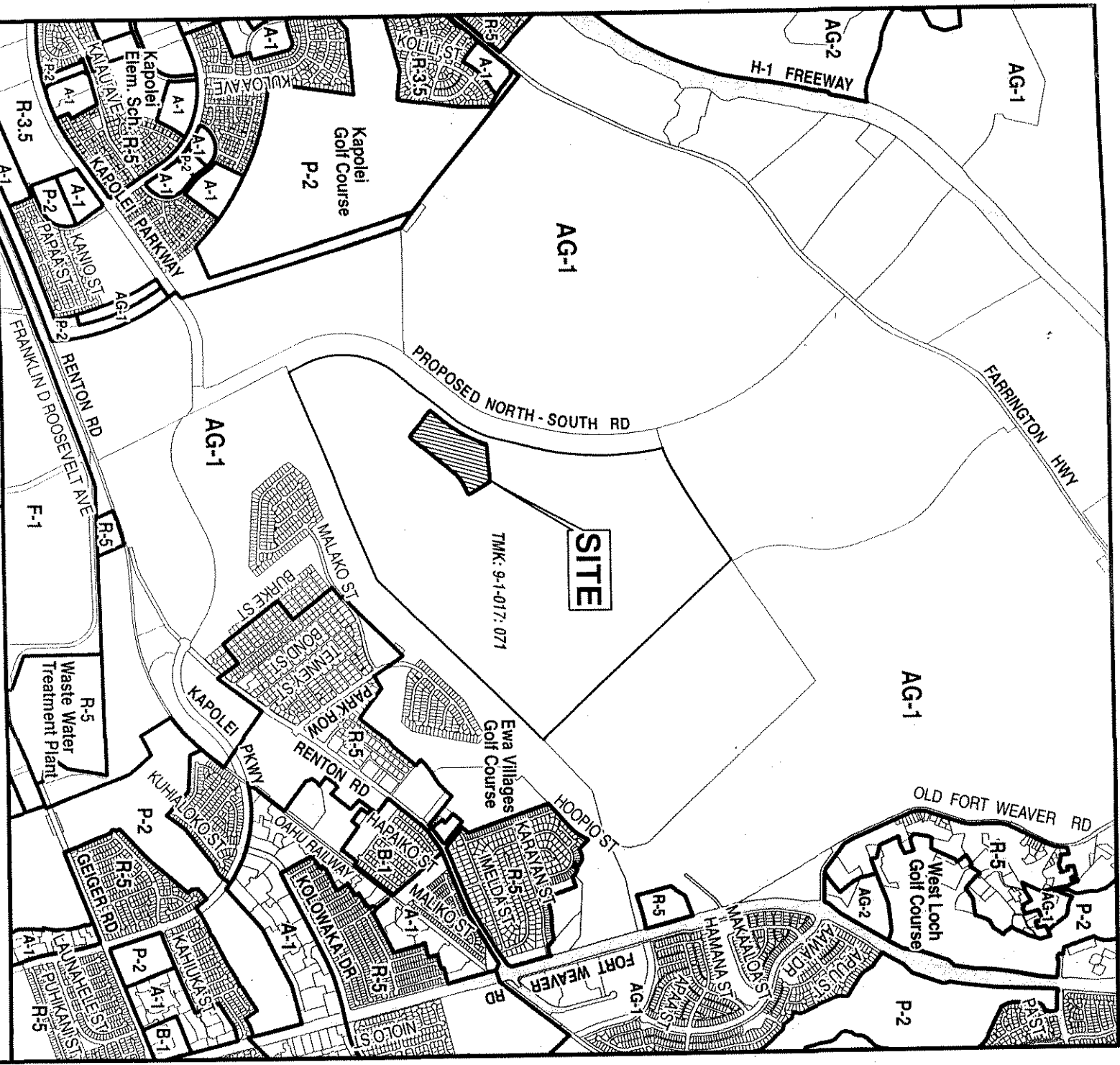
TAX MAP KEY(S): 9-1-017: Por. 071

FOLDER NO.: 2007/Z-8

ATTACHMENT 2
(State Land Use District Map)

ATTACHMENT 3
(Public Infrastructure Map)

ATTACHMENT 4
(Existing Zoning Map)



**PORTION OF
EXISTING ZONING MAP
(EWA BEACH - IROQUOIS PT.)**

TAX MAP KEY(S): 9-1-017: Por. 071

FOLDER NO.: 2007/Z-8

ATTACHMENT 5
**(Figure 1: Location Map The Salvation
Army – Kroc Center)**

The Salvation Army - Kroc Center

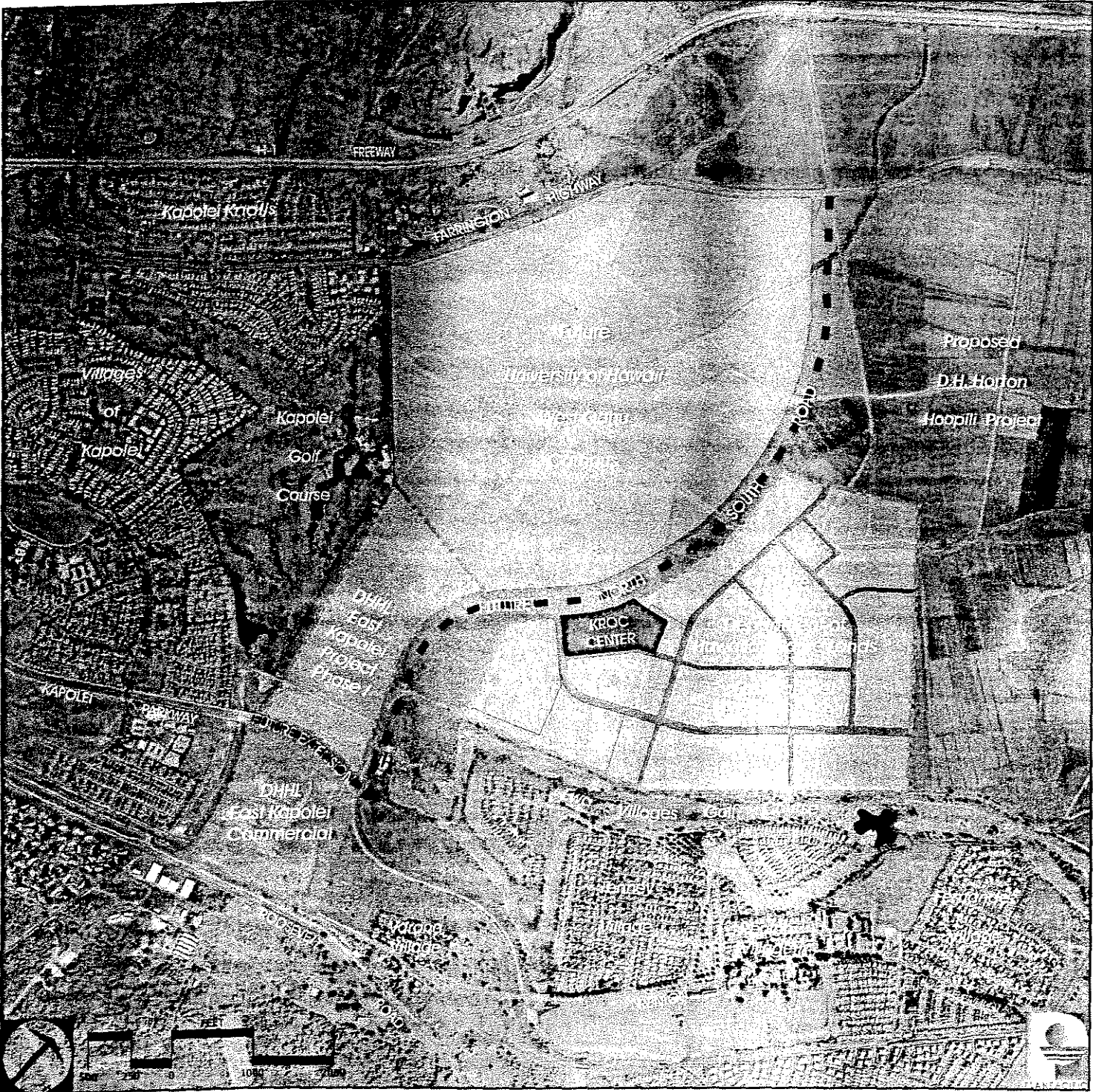


Figure 1: Location Map

ATTACHMENT 6
(Resolution 04-363)



RESOLUTION

URGING THE MAYOR TO SUPPORT AND FACILITATE THE HAWAIIAN AND PACIFIC ISLANDS DIVISION OF THE SALVATION ARMY TO QUALIFY HONOLULU AS A RECIPIENT OF A RAY AND JOAN KROC CORPS COMMUNITY CENTER.

WHEREAS, the Hawaiian and Pacific Islands Division of the Salvation Army has an opportunity to bring into the state tens of millions of dollars to build and operate a family support, education and recreation facility on Oahu, made possible by a generous gift from philanthropist Mrs. Joan B. Kroc; and

WHEREAS, a \$90 million gift from Mrs. Ray Kroc created the first Ray and Joan Kroc Corps Community Center, which was opened in San Diego, California in 2002, with a construction cost of \$57 million and an annual operating budget of \$7.4 million, and at the time of her death Mrs. Kroc donated the residual of her estate for the construction and operation of additional community centers; and

WHEREAS, the vision put forward by Mrs. Kroc is that a Ray and Joan Kroc Corps Community Center should consist of facilities and programs of superb quality that provide children, youth, families and individuals with recreational, arts and other activities that build character, confidence and competence and should be a beacon of hope and an agent of change in an underserved community; and

WHEREAS, future projects to be developed and funded as Ray and Joan Kroc Corps Community Centers will be selected on a competitive basis according to several specific criteria, including that:

1. The project be proposed by a Salvation Army division in the Western Territory for the award of Joan Kroc funds;
2. The project represent an entirely new facility or a substantial expansion of an existing facility;
3. The property for the facility be donated and a strong assurance provided that all permits and required approvals be secured;

and

WHEREAS, an opportunity to partner with such a generous and community-minded benefactor in developing a community center to serve Honolulu's youth and families, both through construction and shared operational funds should not be overlooked; now, therefore,



RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the administration be urged to support and facilitate the efforts of the Hawaiian and Pacific Islands Division of the Salvation Army in pursuit of the development of a Ray and Joan Kroc Corps Community Center within Honolulu by identifying and acquiring appropriate parcels within the Honolulu community; and

BE IT FURTHER RESOLVED that the mayor is urged to appoint staff to an advisory committee to review and advise the applicants on the necessary permit requirements and procedures to locate a Ray and Joan Kroc Corps Community Center on the proposed parcel; and

BE IT FURTHER RESOLVED that the mayor is urged to identify city funds to contribute toward operations of the facility to maximize the likelihood of selection of a Honolulu project for development of a Ray and Joan Kroc Corps Community Center; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the mayor, the managing director, and the Hawaiian and Pacific Islands Division of the Salvation Army.

INTRODUCED BY

[Handwritten signature] (PK)

DATE OF INTRODUCTION:

NOV 24 2004

Honolulu, Hawaii
(OCS/112404/ct)

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 04-363

Introduced: 11/24/04 By: Chair Donovan M. Dela Cruz (BR)

Committee: B

Title: RESOLUTION URGING THE MAYOR TO SUPPORT AND FACILITATE THE HAWAIIAN AND PACIFIC ISLANDS
DIVISION OF THE SALVATION ARMY TO QUALIFY HONOLULU AS A RECIPIENT OF A RAY AND JOAN KROC
CORPS COMMUNITY CENTER.

Links: 04-363

Related Communications

Budget	11/30/04	CR-521 – Resolution reported out of committee for adoption.
Council	12/1/04	CR-521 & Resolution adopted.
		Cachola Y Dela Cruz Y Djou Y Gabbard Y Garcia Y
		Kobayashi Y Marshall Y Okino Y Tam Y

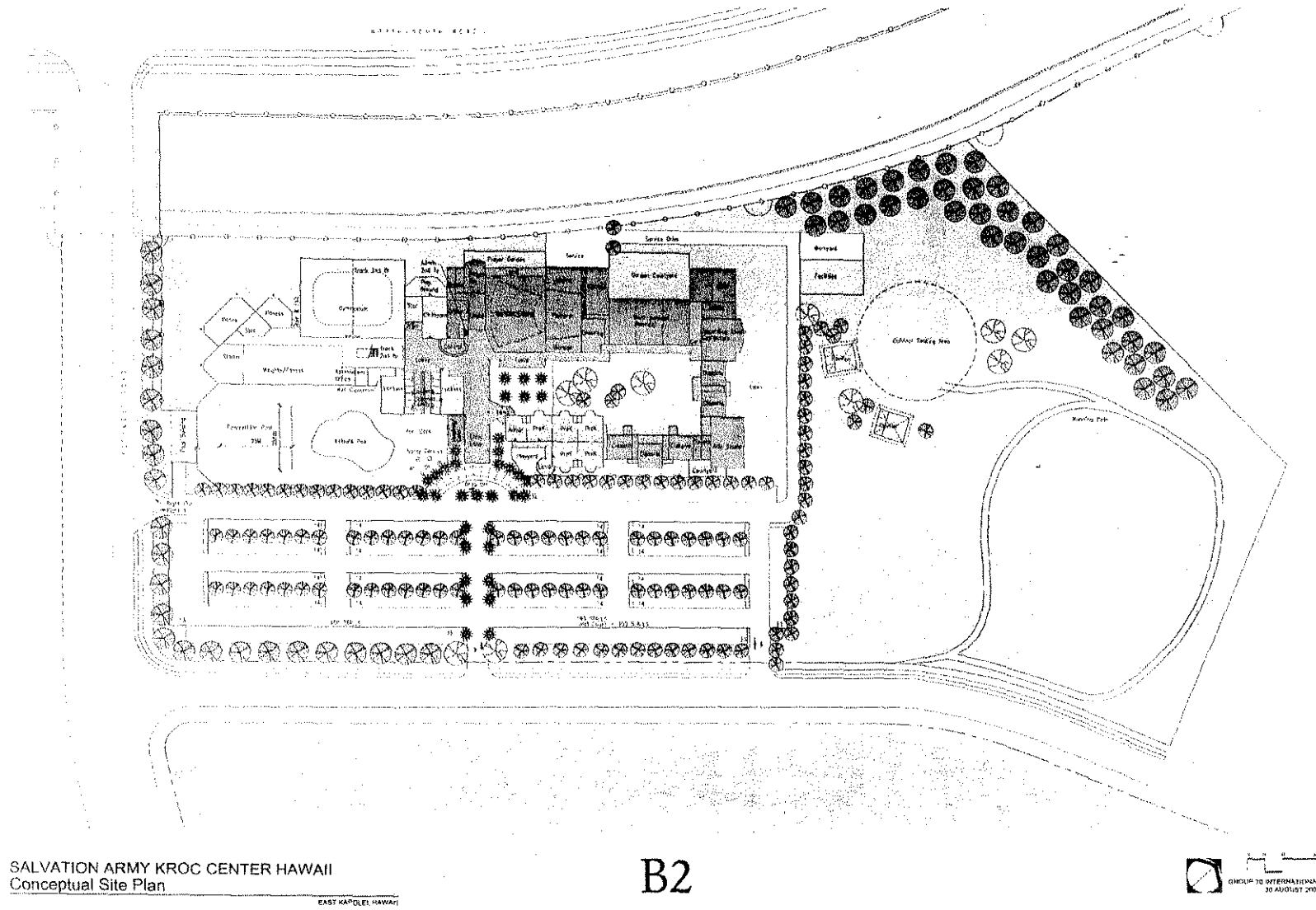
I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


DENISE C. DE COSTA, CITY CLERK


DONOVAN M. DELA CRUZ, CHAIR AND PRESIDING OFFICER

ATTACHMENT 7
(Figure 3 – Site Plan)

Figure 3: Site Plan



ATTACHMENT 8
(Topographic Map)

ATTACHMENT 9
(Agency and Community Comments)

U.S. Department of
Homeland Security

United States
Coast Guard



Commander
Maintenance & Logistics
Command Pacific

Chief, Civil Engineering Division
1301 Clay Street, Suite 700N
Oakland, CA 94612-5203
Staff Symbol: sts
Phone: (510) 637-5540
Fax: (510) 637-5513

11011
January 17, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 28 P2:25

RECEIVED

Matt Higashida
Department of Planning and Permitting
City and County of Honolulu
650 South King Street 7th Floor
Honolulu, HI 96813

Dear Mr. Higashida:

The U. S. Coast Guard does not intend to support or oppose the zoning change requested in the application by the Salvation Army relating to Tax Map Key 9-1-017:071 (POR), but all parties are advised that the project lies near property that is subject to restrictive avigation easement number 2262, a federal real property interest that is of critical importance to the continued search and rescue operations and other missions performed by Coast Guard aircraft from Coast Guard Air Station, Barbers Point. The Salvation Army is requested to contact Mr. Jay Townley, (510) 637-5540, to discuss the restrictions the easement imposes on construction and development.

Sincerely,

PATRICK WALLIS
Chief, South Team
U. S. Coast Guard
Civil Engineering Division
By direction

Copy to: CGD FOURTEEN

Serial 594318

United States Department of Agriculture



Natural Resources Conservation Service
P.O. Box 50004 Rm. 4-118
Honolulu, HI 96850
808-541-2600

RECEIVED

'08 JAN 10 AM 11:44

January 7, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Matt Higashida
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Higashida,

We have reviewed the Application for a Zone Change from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District. This area is no longer in agricultural use and we have no other comments to offer at this time.

Thank you for the opportunity to comment.

Sincerely,

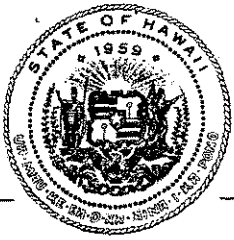
A handwritten signature in black ink, appearing to read "Lawrence T. Yamamoto".

LAWRENCE T. YAMAMOTO
Director
Pacific Islands Area

Scanned 594318

Helping People Help the Land

An Equal Opportunity Provider and Employer



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
DEPUTY DIRECTOR
MARY LOU KOBAYASHI
PLANNING PROGRAM ADMINISTRATOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-12013

January 11, 2008

Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, Hawaii 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 15 P2 29

RECEIVED

Dear Mr. Eng:

Subject: The Salvation Army – Kroc Community Center
Change of Zone Request from AG-1 Restricted Agriculture to
A-2 Medium Density Apartment District
TMK(s): 9-1-017: 071 (por.)
Kapolei, Ewa, Oahu
File No. 2007/Z-8

Thank you for sending the Office of Planning the Change of Zone request for the above referenced proposal. The Office of Planning supports the The Salvation Army's (TSA) zone change request. The Office of Planning has the following comments to offer:

The State Land Use Commission (LUC) completed hearings that resulted in the reclassification of approximately 1,300 acres of land at Honouliuli, from the State Agricultural District into the State Urban District in September of 1999. The Salvation Army's approximately 15-acre parcel was part of that reclassification. Both the State and the City and County of Honolulu took part in the proceedings – LUC Docket No. A99-728. LUC issued their Findings of Fact, Conclusions of Law, and Decision and Order in this docket on September 8, 1999. That Decision and Order contained 27 conditions requiring compliance by the applicant and subsequent landowners/developers.

The subject application contains a letter dated August 24, 2007, from Mr. John Whalen of PlanPacific, planning consultant to TSA, to Mr. Anthony Ching, the Executive Director of the State LUC. That letter requests comment by LUC on PlanPacific's analysis of the applicability of the 27 conditions to the Kroc Community Center.

While comment by LUC may be useful to the applicant, the proper procedure for amending or removing conditions would be by formal motion to LUC. This process was

Scanned 594318

Mr. Henry Eng
Page 2
January 11, 2008

recently utilized for a nearby parcel subject to the same conditions – the University of Hawaii West Oahu Campus – LUC Docket A99-728(a). The subject application does not contain any response from LUC at this time. We suggest the Department of Planning and Permitting inquire with LUC as to whether TSA would need to amend or delete conditions for the subject parcel prior to County action on the rezoning request.

The Office of Planning hopes these comments will assist the Department and applicant to address potential impacts and appropriate mitigation measures during the rezoning process. If you have any questions, please call Scott Derrickson in the Land Use Division at 587-2805.

Sincerely,

Mary Lou Kobayashi

Mary Lou Kobayashi
Planning Program Administrator

c: Land Use Commission



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 23 PM 2:23

RECEIVED

January 22, 2008

Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: Application for a Zone Change from AG-1 Restricted Agricultural
District to A-2 Medium Density Apartment District
Kapolei, O'ahu, Hawai'i, TMK: 9-1-017: 071 (por.)

The Department of Education (DOE) has reviewed your request for review and comments on the zone change application for the Kroc Center property in Kapolei.

Current DOE plans include a middle school on the site directly makai of the proposed Kroc Center. The DOE plans to provide access to the school from the same local street which will provide access to the Kroc Center. We cannot assess future impacts to the school because the traffic report prepared for this project does not project traffic counts for the local street or the proposed East-West Road.

The application does not clarify the number of access points to the Kroc Center. It is stated on page 20 of the "Traffic Demand Study and Parking Management Plan for Kroc Center Hawaii" under "Parking Access" that all access to the Kroc Center will be from two driveways from the local street east of North-South Road. However, a third access to the Kroc Center from the future East-West Road is shown in Figure 3 of the Zone Change Application.

The application does not address pedestrian traffic in the vicinity of the proposed Kroc Center and the planned middle school.

The Zone Change Application, under "Plan Visions and Policies – Ewa Development Plan," page 7, paragraph 4, states that a 75-foot height limit is being requested for the Kroc Center. Under bullet no. 3, the justification for this height request is "to accommodate possible future

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Mr. Henry Eng
Page 2
January 18, 2008

development in this transit station area consistent with the intent of DPP's proposed transit-oriented development bill."

We understand that there is no housing element in the current plan for the Kroc Center. We are concerned, however, with the request to change the site to an A-2 Medium Density Apartment District. Does the Salvation Army have future plans to construct medium density apartment housing to a height of 75 feet on the site? Such plans would need some attention to the impact on area public schools.

If you have any questions, please call George Casen of our Facilities Development Branch at 377-8308.

Sincerely,



Duane Y. Kashiwai
Public Works Administrator
Facilities Development Branch

DYK:jmb

c: Randolph Moore, Assistant Superintendent, OSFSS
Mamo Carreira, CAS, Campbell/Kapolei/Waianae Complex Areas

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

RECEIVED
08 JAN 25 PM 1:19
HRE 07/3463

January 16, 2007

Henry Eng, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

RE: Application for a Zone Change From AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District (Project file number: 2007/Z-8), TMK (1) 9-1-017: por 071, Honouliuli, 'Ewa, O'ahu

Dear Mr. Henry Eng,

The Office of Hawaiian Affairs (OHA) is in receipt of your December 28, 2007 submission concerning application for a zone change for the proposed Salvation Army's Kroc Community Center and offers the following comments:

Our office has previously reviewed many land use permits and applications in the vicinity of the proposed Salvation Army Kroc Community Center. The lands adjacent to the proposed development are slated to become the University of Hawai'i – West O'ahu (UHWO) campus and its surrounding community.

Land Use

Prime agricultural lands are being transformed into housing developments decreasing the amount of open space in the 'Ewa district. This trend has the potential to encourage sprawling developments which create dysfunctional local communities. The current land use of the proposed development includes fallow prime agricultural lands which once were cultivated in sugar cane.

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In a recent letter to Henry Eng dated November 26, 2007, concerning a Plan Review Use permit (PRU), our staff expressed the following comments:

Our staff is very concerned about the continued urbanization of current and former agricultural lands. We do understand the nature of this project in the University of Hawai'i's plans to expand its campus to West O'ahu in coordination with the growth of the city of Kapolei. However, the continued expansion of the urban corridor from Honolulu to Kapolei will continue put natural and cultural resources at risk. ... [We] do recommend that cautious steps be taken to preserve and protect all resources that may be at risk as a result of the proposed developments.

The Kroc Community Center development will be located within walking distance of future transit station and transit-oriented development (TOD). Our office previously commented on a TOD bill that was available for review. In another letter addressed to Henry Eng dated November 20, 2007, concerning the TOD bill, our office expressed the following comments:

The TOD bill takes a positive and forward step toward controlling development in urban Honolulu; especially the urban corridor that now extends from 'Ewa to Hawaii Kai. The introduction of smart growth land use strategies, such as TOD has the potential to preserve and protect against urban sprawl. Poor land use decisions in the past have seen our agricultural and open space areas on O'ahu disappear. ... Proper zoning around the Locally Preferred Alternatives are one land use tool that will guide TOD.

Our office is concerned about the potential to displace local communities in formerly urbanized areas, a trend of TOD development. Since the current change in zone application converts agricultural lands to apartment-zoned lands, the concern about displacement of existing communities is not applicable. We do, however, recommend having affordable housing options for people that currently live in the 'Ewa area.

Cultural Resources

OHA is constitutionally mandated to preserve and protect natural and cultural resources on behalf of Native Hawaiians. The Kroc Community Center has the potential to disturb natural and cultural resources. Our office recommends that a complete archeological inventory survey be completed to assure that no unknown or subsurface cultural resources are encountered during the construction phases of your project.

During the Draft Environmental Assessment process for the UHWO campus, our staff commented, via a letter dated July 31, 2006, to PBR Hawaii concerning the archeological work completed.

The archaeological field checks and literature review were not sufficient for a large scale project like this. Our records indicated historical occurrences of sinkholes in which human and avi-faunal remains have been found in the 'Ewa district.

In the past, we have urged the City to place stipulations upon the developer for any potential ground disturbing activities. Again, we recommend the City's Department of Planning and Permitting (DPP) to require the State Department of Land and Natural Resources - State Historic Preservation Division (SHPD) to review and accept any plans for potential ground disturbing activities related to any development or infrastructure improvements. A plan for an in-depth archeological inventory survey with sub-surface testing should be completed before any construction commences on the Kroc Community Center site.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Cultural Impact Assessment

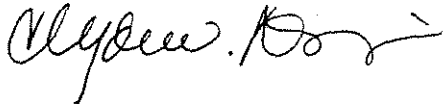
According to an Office of Environmental and Quality Control confirmation letter received by the City, the East Kapolei Master Plan Environmental Impact Statement (EIS) satisfies the HRS Chapter 343 Environmental Review Process for this permitting action. If the City relies on this 1998 EIS we recommend that the applicant complete a Cultural Impact Assessment (CIA) to complement the EIS.

In accordance with Hawai'i Revised Statutes (HRS), Chapter 343, part of the environmental review process is the inclusion of a CIA. Act 50, Session Laws of Hawaii 2000, requires a CIA be completed with information relating to the practices and beliefs of the Native Hawaiians who once inhabited this area, and it is recommended that the community be involved in this assessment. Since this project is relying on an EIS that was completed before the passage of Act 50, our office realizes that a CIA may not be a requirement, but hopes that a CIA will be completed as part of a good faith effort to find out all of the important cultural practices and knowledge in and around the project site.

Henry Eng
Department of Planning and Permitting
January 16, 2008
Page 4

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Aloha,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o", with a stylized flourish at the end.

Clyde W. Nāmu'o
Administrator

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

January 11, 2008

Mr. Henry Eng, Director
Department of Planning & Permitting
City & County of Honolulu
650 S. King Street, 8th Floor
Honolulu, HI 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 23 P12:39

RECEIVED

Dear Mr. Eng:

Subject: Salvation Army Kroc Community Center
Applications for Zone Change (2007/Z-8)

Thank you for allowing us to review and comment on the subject Application for Zone Change.

The Department of Hawaiian Home Lands (DHHL) heartily supports approval of the application. The construction of the Kroc Community Center is an important aspect of DHHL's development of the Kapolei region, and will serve upwards of 3,000 native Hawaiian families that will reside in the surrounding area. Amenities such as the Kroc Community Center are essential to provide gathering places and foster a sense of community.

The DHHL continues to work closely with The Salvation Army in the development of off-site infrastructure for potable water storage and transmission, wastewater transmission, and drainage to accommodate the community center.

Aloha and mahalo,

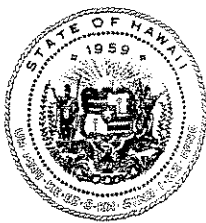
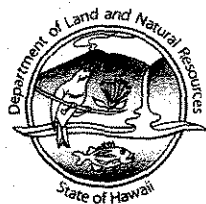
A handwritten signature in black ink, appearing to read "Micah".

Micah A. Kane, Chairman
Hawaiian Homes Commission

c: The Salvation Army

594318

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 4, 2008

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

06OD-238
LD-GM

08 JAN -9 P2:49

RECEIVED

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th floor
Honolulu, HI 96813

Dear Mr. Eng:

Subject: Reference No. 2007/Z-8, Notice of Zone Change by the Salvation Army
Covering Land Situate at Kapolei, Oahu, Tax Map Key: 9-1-017: 071
(Por.)

Thank you for your December 28, 2007 letter regarding the above referenced zone change.

At its November 16, 2007 meeting the Board of Land and Natural Resources approved the sale of 15 acres of State-owned land at East Kapolei to the Salvation Army for the purpose of developing the Kroc Community Center. The Department of Hawaiian Home Lands, on behalf of the State of Hawaii, is currently processing the 15-acre lot for subdivision approval through your Department. Accordingly, we support the Salvation Army's application for the subject zone change.

We greatly appreciate this opportunity to comment on the subject zone change.

Sincerely,

LAURA H. THIELEN
Chairperson

c: Mr. Dave Hudson

594318

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 15, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 17 AM 35

RECEIVED

Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Matt Higashida


Gentlemen:

Subject: Application for a Zone Change from AG-1 restricted agricultural district to A-2 medium density apartment district, Kapolei, Oahu, Tax Map Key: (1) 9-1-17:portion 71

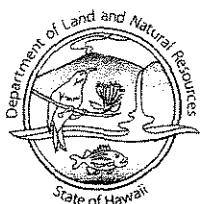
Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Land Division-Oahu District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,


for Morris M. Atta
Administrator

594312



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 3, 2008

MEMORANDUM

From: TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☐ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Oahu District/Gary Martin/Keith Chun

TO: FROM: *for Morris M. Attala* *Charlene*

SUBJECT: Application for a Zone Change from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District

LOCATION: Kapolei, Oahu, TMK: (1) 9-1-17:portion 71

APPLICANT: Salvation Army

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 15, 2008.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

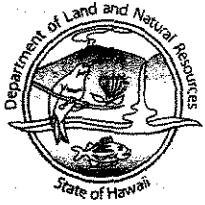
Attachments

- ☒ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

Signed: *[Signature]*

Date: 1/9/08

Sumed 594318



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 3, 2008

MEMORANDUM

TO: DLNR Agencies:

- 7041 :*
- ☐ Div. of Aquatic Resources
 - ☐ Div. of Boating & Ocean Recreation
 - ☒ Engineering Division
 - ☐ Div. of Forestry & Wildlife
 - ☐ Div. of State Parks
 - ☒ Commission on Water Resource Management
 - ☐ Office of Conservation & Coastal Lands
 - ☒ Land Division - Oahu District/Gary Martin/Keith Chun

To **FROM:**

for Morris M. Atta *Thielen*

SUBJECT: Application for a Zone Change from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District

LOCATION: Kapolei, Oahu, TMK: (1) 9-1-17:portion 71

APPLICANT: Salvation Army

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 15, 2008.

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Attachments

- () We have no objections.
- () We have no comments.
- () Comments are attached.

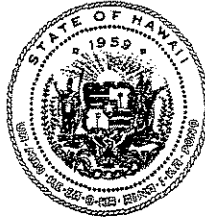
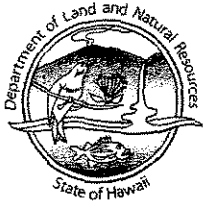
Signed: _____

Date: _____

See attach

Jan 15 594512

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 4, 2008

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RUSSELL Y. TSUJI
FIRST DEPUTY

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

06OD-238
LD-GM

Mr. Henry Eng, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th floor
Honolulu, HI 96813

Dear Mr. Eng:

Subject: Reference No. 2007/Z-8, Notice of Zone Change by the Salvation Army
Covering Land Situate at Kapolei, Oahu, Tax Map Key: 9-1-017: 071
(Por.)

Thank you for your December 28, 2007 letter regarding the above referenced zone change.

At its November 16, 2007 meeting the Board of Land and Natural Resources approved the sale of 15 acres of State-owned land at East Kapolei to the Salvation Army for the purpose of developing the Kroc Community Center. The Department of Hawaiian Home Lands, on behalf of the State of Hawaii, is currently processing the 15-acre lot for subdivision approval through your Department. Accordingly, we support the Salvation Army's application for the subject zone change.

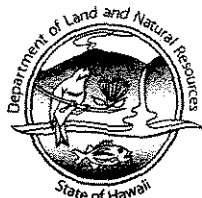
We greatly appreciate this opportunity to comment on the subject zone change.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura H. Thielen".
LAURA H. THIELEN
Chairperson

c: Mr. Dave Hudson

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 18, 2008

Department of Planning & Permitting
City & County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Matt Higashida

Gentlemen:

Subject: Application for a Zone Change from AG-1 restricted agricultural district to A-2 medium density apartment district, Kapolei, Oahu, Tax Map Key: (1) 9-1-17:portion 71

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Commission on Water Resource Management, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Morris M. Atta".

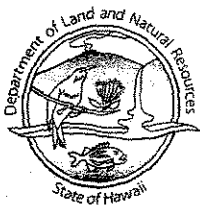
for Morris M. Atta
Administrator

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 23 PM 2:25

RECEIVED

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08 JAN 3 AM 11:20

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 3, 2008

MEMORANDUM

From:
TO: **DLNR Agencies:**

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☐ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division - Oahu District/Gary Martin/Keith Chun

To:
FROM: *for* Morris M. Atta *Charlene*
SUBJECT: Application for a Zone Change from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District
LOCATION: Kapolei, Oahu, TMK: (1) 9-1-17:portion 71
APPLICANT: Salvation Army

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 15, 2008.

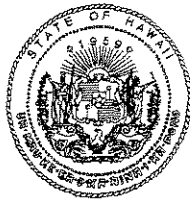
If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- () We have no objections.
- () We have no comments.
- (☒) Comments are attached.

Signed: W. P. [Signature]
Date: 1/14/08

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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

January 16, 2008

REF: Salvation Army Zone Change dr

TO: Morris Atta, Acting Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Application for a Zone Change from AG-1 Restricted Agricultural District to A-2 Medium Density
Apartment District, Kapolei, Oahu, TMK: (1)9-1-17:portion 71, Salvation Army

FILE NO.:

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrn>.

Our comments related to water resources are checked off below.

- ☒ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- ☐ 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at www.hawaii.gov/dlnr/cwrn/forms.htm.

- ☐ 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.
- ☐ 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- ☐ 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

January 16, 2008

- ☐ 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☐ 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☐ 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- ☐ 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- ☐ 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☐ 12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- ☐ 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.
- ☐ OTHER:

If there are any questions, please contact Lenore Nakama at 587-0218.



The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 23 P 1:49

RECEIVED

January 18, 2008

Henry Eng, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Eng,

I am writing to support The Salvation Army whose application you are currently reviewing. They are proposing a zone change in Kapolei in order to develop the Kroc Community Center.

This center, which will include a day care, a computer lab, pools, educational facilities, cultural and performing arts and fitness centers, would be a great resource for leeward residents, especially with the new University of Hawaii-West Oahu campus slated to start classes in 2009.

I urge you to approve their application on behalf of the West Oahu community.

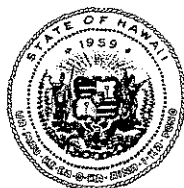
This project is an important family facility for the new city. Mahalo for the opportunity to support the Kroc Community Center.

Respectfully,

Will Espero

WE:vd

Scanned 594312



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.2751

January 23, 2008

Mr. Henry Eng
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Matt Higashida

Dear Mr. Eng:

Subject: Salvation Army, Kroc Community Center, Kapolei
Application for Zone Change, File No. 2007/Z-8
TMK: 9-1-017: 071 (POR)

The State Department of Transportation (DOT) submits the following comments on the subject project and zone change application:

1. Recommend that the Salvation Army, the community center operator and project occupants be advised of the potential for noise from aircraft and Kalaeloa Airport and Honolulu International Airport operations. No special mitigation or attenuation measures for the project are specifically required.
2. While the community center traffic will not directly access the adjacent State highway (North-South Road), the community center will access the North-South Road via a local road and the future East-West Road. The East-West Road will connect to another State highway, Fort Weaver Road.

The traffic from the community center, especially during full use and occupancy of the facilities, will contribute to the cumulative traffic on the State highways.

3. The Salvation Army's share of the mitigation measures for the impacts attributable to the community center must be discussed with the DOT Highways Division Planning Branch.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 29 P1:25

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598070

Mr. Henry Eng
Page 2
January 23, 2008

STP 8.2751

4. Prior review of the community center's construction plans must be coordinated with the Highways Division Planning Branch. In addition to reviewing any construction plans, connections for the community center along the North-South Road right-of-way, and drainage toward or into the right-of-way, the Highway Planning Branch may require a review of the plans for the East-West Road at this location and at the intersection with the North-South Road.

We appreciate the opportunity to provide comments.

Very truly yours,

Francis Paul Keene

for BRENNON T. MORIOKA, PH.D., P.E.
Interim Director of Transportation



UNIVERSITY
of HAWAII
SYSTEM

RECEIVED

Sam Callejo
Vice President for Administration

'08 JAN 25 P1:36

January 22, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Mr. Henry Eng, FAICP, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Eng:

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, OAHU, HAWAII, TAX MAP KEY 9-1-017:071 (POR)

Thank you for your letter dated December 28, 2007, requesting the University to review and comment on subject zone change application to develop the Kroc Community Center in Kapolei.

As the land owner of the 500 acre site located northwest of the proposed development, the University supports approval of the zone change application. The zone change proposed for 15 acres to build a community center is for a much-needed facility for the Leeward area. The University will continue to work closely with the Salvation Army to coordinate facilities that could complement the University's programs at the future UH West O'ahu campus, and on the planning and development of off-site infrastructure for the Kroc Community Center in conjunction with the other neighboring landowners.

Should you have any questions, please feel free to contact me at 956-9922 or UH West O'ahu Chancellor Gene Awakuni at 454-4750.

Sincerely,

Sam Callejo
Vice President for Administration

c: Chancellor Gene Awakuni, UHWO

Scanned 594318

2444 Doie Street, Bachman Hall
Honolulu, Hawaii 96822
Telephone: (808) 956-9922
Fax: (808) 956-9119

An Equal Opportunity/Affirmative Action Institution

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



January 10, 2008

MUFI HANNEMANN, Mayor

RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNDIFF
MARC C. TILKER

CRAIG I. NISHIMURA, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio

CLIFFORD P. LUM
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager and Chief Engineer

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KEITH S. SHIDA, PROGRAM ADMINISTRATOR
CUSTOMER CARE DIVISION *K. Shida*

SUBJECT: YOUR LETTER OF DECEMBER 28, 2007 REGARDING THE
PROPOSED ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, OAHU HAWAII
FILE NO. 2007/Z-8 (MH), TMK: 9-1-017:071 (POR)

The developer will be required to install the necessary water system improvements to accommodate the proposed development. The construction drawings should be submitted for our review and approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development.

If you have any questions, please contact Robert Chun at 748-5443.

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 14 A9:19

RECEIVED

594318

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

DCS/Admin

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813

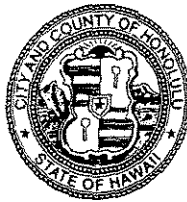
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743

INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.dpp.org

RECEIVED

4168

MUFU HANNEMANN
MAYOR



'07 DEC 31 P2:02

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2007/Z-8(mh)

December 28, 2007

TO: CITY, STATE, AND FEDERAL AGENCIES

FROM: HENRY ENG, FAICP, DIRECTOR *Runa Joseph Han for*
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, O'AHU, HAWAII, TAX MAP KEY 9-1-017: 071 (POR)

We are enclosing for your review and comments a zone change application regarding a site in Kapolei. See attached location map. The applicant (The Salvation Army) is proposing to change the zoning of approximately 15 acres from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District. The purpose of the zone change is to develop the Kroc Community Center.

The Salvation Army is proposing to build a community center with the following components:

- Performing Arts Theater and Worship Center, including ballroom
- Administrative Offices
- Education/Preschool/Day Care Center
- Conference Center
- Digital/Audio Visual Arts and Computer Lab
- General Multi-Use Classrooms
- Cultural Arts Center: Outdoor Gathering Place
- Athletic and Fitness Center suitable for high school and college sports
- Aquatics Center, with two large outdoor pools
- Accessory support facilities

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

'08 JAN 25 P12:08

RECEIVED

Please evaluate the impact of the project on the public facilities and services which are planned or provided by your department and indicate whether they are adequate to serve the project. If public facilities and services are not adequate, indicate what improvements would be necessary to support the project.

Due to time constraints of the Land Use Ordinance, we would appreciate your reply by the date indicated below. Please reference the project file number, 2007/Z-8, in your response.

If you have any questions, or require clarification, you may contact Matt Higashida of my staff at 768-8045.

HE:js

Enclosures

Reply by: January 23, 2008

594318

DEPARTMENT OF PLANNING AND PERMITTING
SUMMARY DESCRIPTION

APPLICANT	:	The Salvation Army
LANDOWNER	:	State of Hawai'i, Department of Land and Natural Resources
REQUEST	:	From AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District
LOCATION	:	Kapolei, O`ahu, Hawai'i
TAX MAP KEYS	:	9-1-017: 071 (Por)
LAND AREA	:	Approximately 15 acres
DP LAND USE MAP	:	High Density Residential and Transit Node
PUBLIC INFRASTRUCTURE MAP	:	PIM Symbol 039 North-South Road
EXISTING ZONING	:	AG-1 Restricted Agricultural District
EXISTING USE	:	Vacant
SURROUNDING LAND USE	:	The subject site is part of a larger 204-acre parcel owned by the Department of Land and Natural Resources. Adjacent northwest of the site is the future North-South Road (presently under construction). Further northwest of the site is the proposed University of Hawai'i West O`ahu Campus. Northeast of the site is another large parcel that is the site of the proposed Ho`opili project. The Ewa Villages Golf Course and subdivisions are located approximately one half mile south of the site and are the only developed properties in the general vicinity.

PROPOSAL:

The applicant (The Salvation Army) is proposing to change the zoning of approximately 15 acres from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District. The purpose of the zone change is to develop the Kroc Community Center.

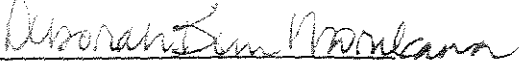
The Salvation Army is proposing to build a community center with the following components:

- Performing Arts Theater and Worship Center, including ballroom
- Administrative Offices
- Education/Preschool/Day Care Center
- Conference Center
- Digital/Audio Visual Arts and Computer Lab
- General Multi-Use Classrooms
- Cultural Arts Center: Outdoor Gathering Place
- Athletic and Fitness Center suitable for high school and college sports
- Aquatics Center, with two (2) large outdoor pools
- Accessory support facilities

DEPARTMENT COMMENTS:

We have reviewed the zone change application (2007/Z-8) regarding the development of The Salvation Army's Kroc Community Center and have determined that the project will have no impact on the projects and programs of the Department of Community Services.

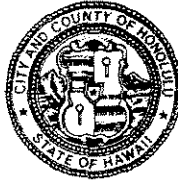
We appreciate the opportunity to provide comments. Questions regarding this matter should be directed to Randy Wong at 768-7747.

 11/24/08
Signature/Date

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 523-4567
Web site: www.honolulu.gov

MUFI HANNEMANN
MAYOR



January 15, 2008

EUGENE C. LEE, P.E.
DIRECTOR

DEPUTY DIRECTOR

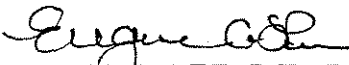
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 16 P2:56

RECEIVED

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: 
EUGENE C. LEE, P.E., DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, OAHU, HAWAII
TMK: 9-1-071:071 (POR)

Thank you for giving us the opportunity to comment on the above Application for a Zone Change, Project File No. 2007/Z-8.

The Department of Design and Construction has the following comments:

- Although we have no substantive comments regarding the proposed zone change, we recommend that the designer of the new Kroc Center facility give due consideration to alternative modes of travel for people from the surrounding residential communities accessing the recreation center by foot, bicycle, and public transportation. Thought should be given to the possibility of connecting the center to the nearby parks and schools by a connecting pedestrian/bicycle path that avoids crossing motor vehicular routes as much as possible. We recommend that the Kroc Center consult with the developers surrounding the center so that this can be considered.

Should you have any questions, please contact Clifford Lau, Chief of our Facilities Division, at 768-8483.

ECL:lt (242560)

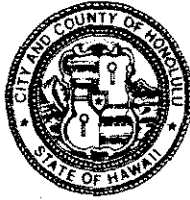
c: DDC Facilities Division

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DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Mufi Hannemann
MAYOR



Melvin N. Kaku
DIRECTOR

January 2, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN -3 09:03

RECEIVED

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: MELVIN N. KAKU, DIRECTOR *MNK*
DEPARTMENT OF EMERGENCY MANAGEMENT

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, O'AHU, HAWAII, TMK 9-1-017:071 (POR)

Thank you for the opportunity to review and comment on the above subject matter. The Department of Emergency Management (DEM) has one suggestion. Due to the shortage of shelter space, we urge the applicant to consider designating space for community hurricane sheltering.

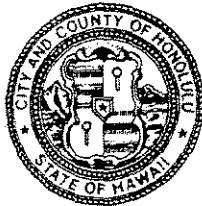
Should you have any questions, please contact Mr. Peter J. S. Hirai, Plans and Operations Officer at 723-8960 or email phirai@honolulu.gov.

594318

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

MUFU HANNEMANN
MAYOR



CRAIG I. NISHIMURA, P.E.
ACTING DIRECTOR AND CHIEF ENGINEER

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 08-42

January 18, 2008


DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 JAN 22 P 3:03

RECEIVED

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  CRAIG I. NISHIMURA, P.E.
ACTING DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF FACILITY MAINTENANCE

SUBJECT: APPLICATION FOR ZONE CHANGE FROM AG-1
RESTRICTED AGRICULTURAL DISTRICT TO A-2 MEDIUM
DENSITY APARTMENT DISTRICT, KAPOLEI, OAHU, HAWAII
TAX MAP KEY 9-1-017-071 (POR)

Thank you for the opportunity to review and comment on the zone change application for the subject property, Project File Number 2007/Z-8, for the development of a community center.

The proposed community center will be located within privately-owned property and will have negligible impact on our facilities and operations. We have no facilities or easements within the property in question. It is our understanding that the project roadways, drainage system and other roadway improvements will be privately-owned and maintained.

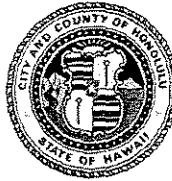
Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

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HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

MUFI HANNEMANN
MAYOR



January 23, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

KENNETH G. SILVA
FIRE CHIEF

ALVIN K. TOMITA
DEPUTY FIRE CHIEF

08 JAN 24 08:07

RECEIVED

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: KENNETH G. SILVA, FIRE CHIEF

SUBJECT: APPLICATION FOR A ZONE CHANGE
KAPOLEI, OAHU, HAWAII
TAX MAP KEY: 9-1-017: PORTION OF 071
PROJECT FILE NUMBER 2007/Z-8

In response to your memorandum of December 28, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the materials provided and requires that the following be complied with:

1. Provide a fire apparatus access road for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. (1997 Uniform Fire Code, Section 902.2.1.)
2. Provide a water supply, approved by the county, capable of supplying the required fire flow for fire protection to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed or moved into or within the county.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building. (1997 Uniform Fire Code, Section 903.2, as amended.)

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Henry Eng, FAICP, Director
Page 2
January 23, 2008

3. Submit civil and construction drawings to the HFD for review and approval.

Should you have any questions, please call Acting Battalion Chief Jason C. Takara of our Fire Prevention Bureau at 723-7151.



KENNETH G. SILVA
Fire Chief

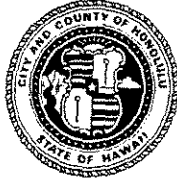
KGS/SK:bh

2007 / 2-8

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

KAPOLEI HALE, 1000 ULUOHIA STREET, STE. 309 • KAPOLEI, HAWAII 96707
Phone: (808) 768-3003 • FAX: 768-3053 • Internet: www.honolulu.gov

MUFU HANNEMANN
MAYOR



January 8, 2008

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING


FROM: LESTER K. C. CHANG, DIRECTOR

SUBJECT: APPLICATION FOR A ZONE CHANGE FROM AG-1 RESTRICTED
AGRICULTURAL DISTRICT TO A-2 MEDIUM DENSITY APARTMENT
DISTRICT, KAPOLEI, OAHU, HAWAII TAX MAP KEY 9-1-017: 071

Thank you for the opportunity to review and comment on the Salvation Army's application for a zone change that will enable them to develop the Kroc Community Center.

The Department of Parks and Recreation supports approval of the requested zone change.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.


LESTER K. C. CHANG
Director

LKCC:mk
(242801)

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

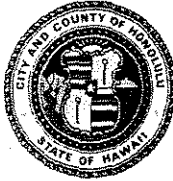
RECEIVED
JAN 10 P3:16
LESTER K. C. CHANG
DIRECTOR
DANA L. TAKAHARA-DIAS
DEPUTY DIRECTOR

Lester 594318

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 523-4730 • Internet: www.honolulu.gov

MUFI HANNEMANN
MAYOR



2007/2-8
WAYNE Y. YOSHIOKA
DIRECTOR

RICHARD F. TORRES
DEPUTY DIRECTOR

TP1/08-242774R

March 20, 2008

MEMORANDUM

TO: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: WAYNE Y. YOSHIOKA, DIRECTOR

SUBJECT: ZONE CHANGE APPLICATION - KROC COMMUNITY CENTER IN
KAPOLEI

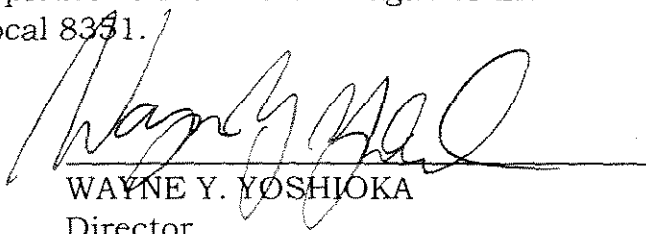
08 MAR 24 13 26
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU
RECEIVED

This is in response to your December 28, 2007, memorandum requesting our review and comment on The Salvation Army application for a change in zoning for the varied uses of the community center.

For special events, the project should develop an alternate parking plan, such as tandem or theater parking. Such a plan would help mitigate any potential of parking spillage into the neighboring community, (since the site plan reflecting 350 stalls provides for less than indicated in the parking analysis).

Based on the nature of use, provisions should also be made for bicycle parking.

Should you have any questions, please contact Bruce Nagao of the Transportation Planning Division at Local 8331.


WAYNE Y. YOSHIOKA
Director

605694

ATTACHMENT 10
(DHL's Letter to the LUC dated
February 12, 2008)

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

February 12, 2008

To: Anthony J. H. Ching, Executive Officer
Land Use Commission

From: Micah A. Kane, Chairman
Hawaiian Homes Commission

Subject: Department of Hawaiian Home Lands
LUC Docket No. A99-728, Kapolei, Oahu

MLK

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 FEB 19 P1:15

RECEIVED

The following is in accordance with the conditions imposed by the Land Use Commission (LUC) for East Kapolei development. The Department of Land and Natural Resources (DLNR) conveyed 159.365 acres of the subject lands, Tax Map Key (1) 9-1-16: por. 108 ("East Kapolei I" and "East Kapolei Commercial"), to the Department of Hawaiian Home Lands (DHHL) in September 2005. The Board of Land and Natural Resources (BLNR) also approved the conveyance of portions of Tax Map Key (1) 9-1-17: 71 and 88 ("East Kapolei II").

Condition 23 states, "Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Petition Area, prior to the development of the Petition Area."

Of the approximately 318 acres at East Kapolei II, The Salvation Army (TSA) requested to purchase fifteen acres to construct and operate a Ray and Joan Kroc Corps Community Center. DHHL supports their request and has informed DLNR as such. At its meeting on November 16, 2007, BLNR approved the sale of the fifteen acres. Conveyance will be directly from DLNR to TSA.

DHHL hereby notifies LUC of the pending sale to TSA, and that the parcel shall not be included in future annual reports to LUC.

The foregoing status report has been provided as a courtesy to the Commission in the ongoing and planned activities of DHHL on lands that were made subject to certain conditions as set

Mr. Anthony J. H. Ching
February 12, 2008
Page 2

forth in that certain Decision and Order dated September 8, 1999 in Docket No. A99-728. This status report shall not constitute a waiver or acquiescence of jurisdiction as between DHHL and the Commission.

If you have any questions, please call Darrell Ing of our Land Development Division at 587-6451.

c: Mr. Henry Eng, Department of Planning and Permitting
Mr. Matt Higashida, Department of Planning and Permitting
Hawaii Housing Finance and Development Corporation
Department of Land and Natural Resources
The Salvation Army

ATTACHMENT 11
(DHHL'S Letter to the LUC Dated
February 26, 2008)

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT


STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

February 26, 2008

To: Anthony J. H. Ching, Executive Officer
Land Use Commission

From: Micah A. Kane, Chairman
Hawaiian Homes Commission 

Subject: Department of Hawaiian Home Lands
LUC Docket No. A99-728, Kapolei, Oahu

This is to supplement our letter of February 12, 2008 regarding the conditions imposed by the Land Use Commission (LUC) for East Kapolei development (LUC Docket No. A99-728) as applicable to the proposed Kroc Community Center being developed by The Salvation Army (TSA).

Condition 2: Petitioner, its successors, and assigns shall coordinate and/or participate in the funding and construction of adequate water source, storage, and transmission facilities and improvements to accommodate the proposed Project. Water transmission facilities and improvements shall be coordinated and approved by appropriate State and County agencies.

Comments: DHHL has been coordinating the development of a 4.0 million gallon reservoir and water transmission main with the City and County Department of Water Supply (DWS). The system shall service the DHHL projects as well as portions of the University of Hawaii West Oahu Campus (UHWOC). Construction of both the reservoir and transmission main are underway. DHHL shall provide a water lateral to the TSA's property for connection to the water system.

Condition 4: Petitioner, its successors, and assigns shall coordinate and/or fund and construct adequate wastewater transmission and disposal facilities, as determined by the City and County of Honolulu and the State Department of Health, to include the planning design, construction, and scheduling of the proposed Kapolei Interceptor Sewer.

Mr. Anthony J. H. Ching
February 26, 2008
Page 2

Comments: Construction of the wastewater trunk line from the Kapolei Interceptor Sewer to the Kapolei Parkway has been completed. Construction of the line mauka of the Kapolei Parkway is included in the DOT contract for construction of the North-South Road, Phase 1B, and has commenced. DHHL shall provide a sewer lateral to the TSA's property for connection to the sewer system.

Condition 9: Petitioner, its successors, and assigns shall participate in the pro-rata funding and construction of local and regional transportation improvements and programs necessitated by the proposed development in designs and schedules accepted and determined by the State Department of Transportation and the City and County of Honolulu. Petitioner and/or the State Department of Transportation shall submit the construction plans as they relate to drainage issues for the North-South Road to the City for review and approval.

Comments: DHHL and TSA are working together to address this condition.

Condition 12: Petitioner, its successors, and assigns shall coordinate the design and construction of drainage improvements required as a result of the development of the Property to the satisfaction of Federal, State and County agencies with the goal of executing an agreement on the interim and ultimate regional drainage plan as soon as possible. Petitioner, its successors, and assigns shall participate in the planning and coordination of off-site improvements with the Estate of James Campbell, the Barbers Point Naval Air station, adjoining landowners and developers, the intervener, and other Federal, state, and County agencies. Funding for these improvements may be obtained from a combination of state, Federal, and/or private sources to be determined by Petitioner, its successors, and assigns.

Comments: DHHL will plan for and coordinate the design and construction of drainage improvements required as a result of the development of the Property to the satisfaction of Federal, State and County agencies. DHHL shall provide a storm drain pipe inlet on the TSA's property for connection to the drain pipeline system.

The foregoing report has been provided as a courtesy to the Commission in the ongoing and planned activities of DHHL on lands

Mr. Anthony J. H. Ching
February 26, 2008
Page 3

that were made subject to certain conditions as set forth in that certain Decision and Order dated September 8, 1999 in Docket No. A99-728. This status report shall not constitute a waiver or acquiescence of jurisdiction as between DHHL and the Commission.

If you have any questions, please call Darrell Ing of our Land Development Division at 587-6451.

c: Mr. Henry Eng, Department of Planning and Permitting
Mr. Matt Higashida, Department of Planning and Permitting
Hawaii Housing Finance and Development Corporation
Department of Land and Natural Resources
The Salvation Army

ATTACHMENT 12
(Figure 2 Surrounding Land Uses)

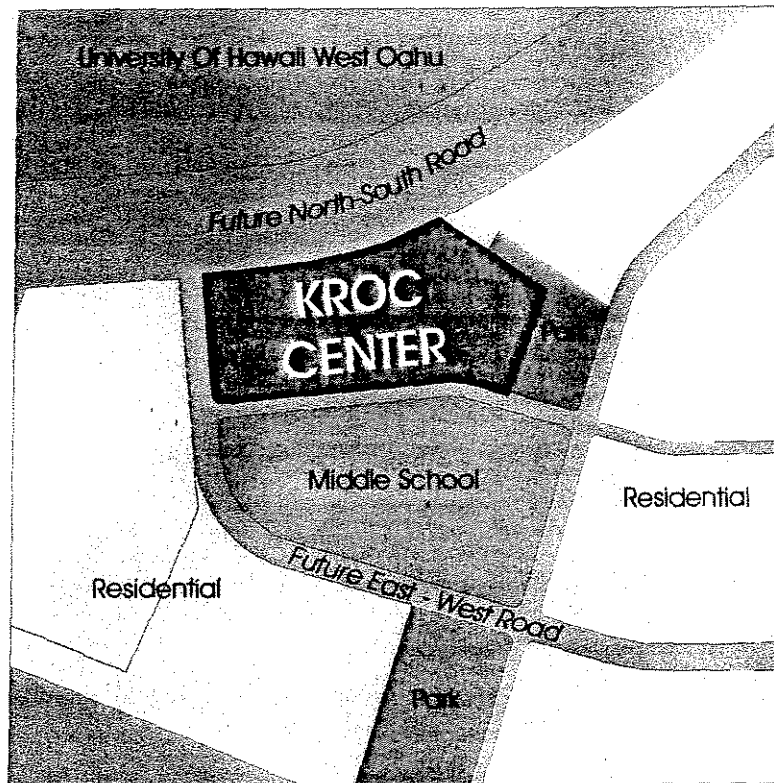


Figure 2: Surrounding Land Uses

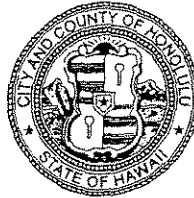
ATTACHMENT 13
(DPP'S Letter to PlanPacific dated
February 7, 2007)

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

1650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honolulu.gov • INTERNET: www.honolulu.gov

MUFU HANNEMANN
MAYOR

JAN 31 2007
MB



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

2007/ELOG-252(as)

February 7, 2007

Mr. John P. Whalen, FAICP
Plan Pacific
345 Queen Street, Suite 802
Hawaii, Hawaii 96813

Dear Mr. Whalen:

Subject: Proposed Kroc Community Center
East Kapolei
Tax Map Key 9-1-17: 71

This is in response to your letter dated January 22, 2007, requesting confirmation that your proposal meets the Land Use Ordinance definition of "meeting facility."

The proposed community center will be on a 12-acre parcel adjacent to the future North-South Road and near the future Department of Hawaiian Home Lands residential development. The site is currently zoned AG-1 Restricted Agricultural District. However, a proposal for a zone change to A-2 Medium Density Apartment District will be requested. The proposed project will include worship center, administrative offices, day-care center, conference center, multi-purpose classrooms, covered pavilions, athletic field, fitness center and aquatic center. Based on this description, we determine the use to be a meeting facility, which is subject to approval of a Conditional Use Permit-minor.

If you have any questions, please contact Adrian Siu-Li of our staff at 527-5072.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Henry Eng", is written over a faint, larger signature.

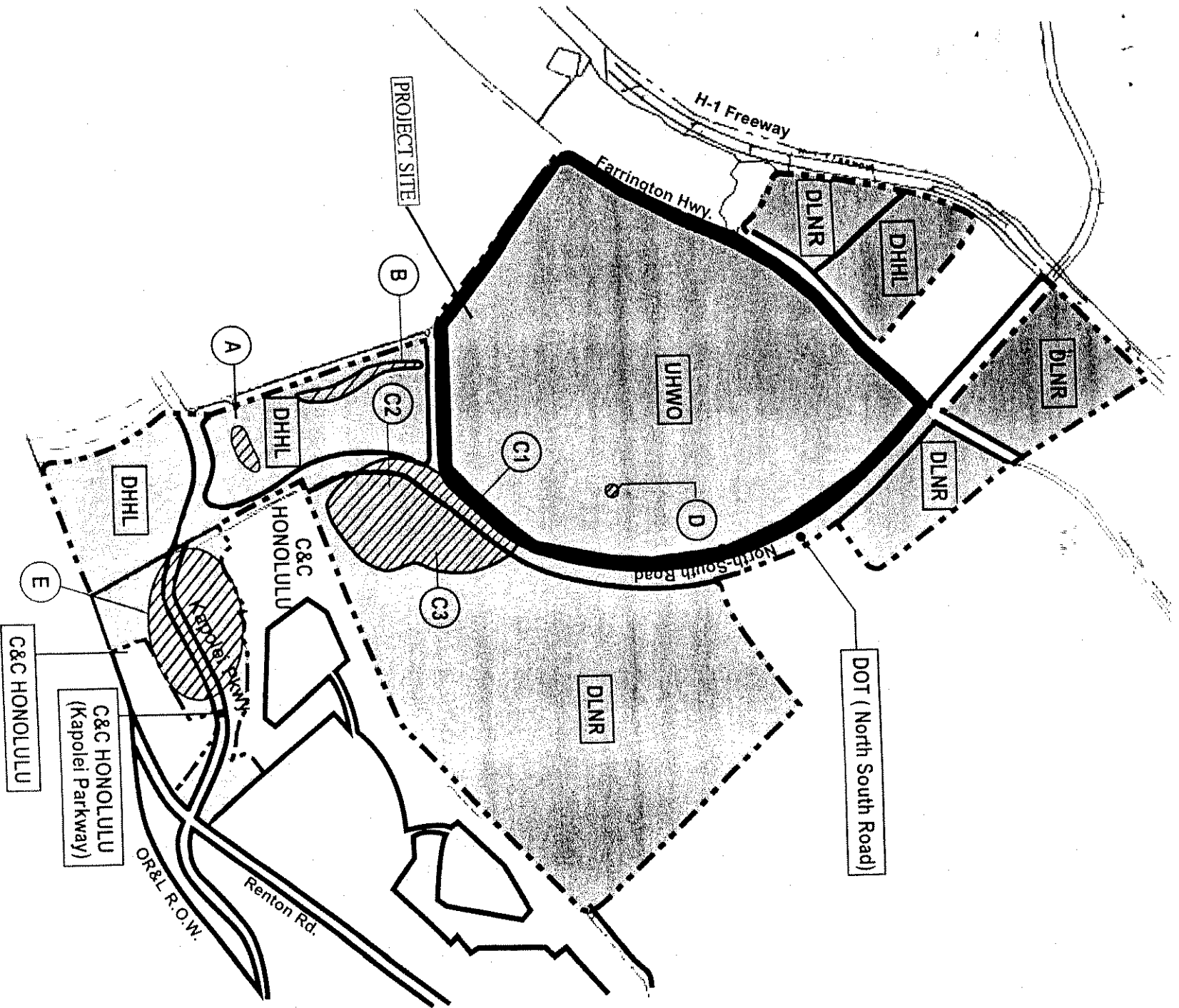
Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:cs

Doc 514301

ATTACHMENT 14
(Flood Hazard Map)

ATTACHMENT 15
(Figure 3.5 *Abutilon menziesii* Plant
Clusters Map)



LEGEND

Abutilon menziesii Plant Clusters

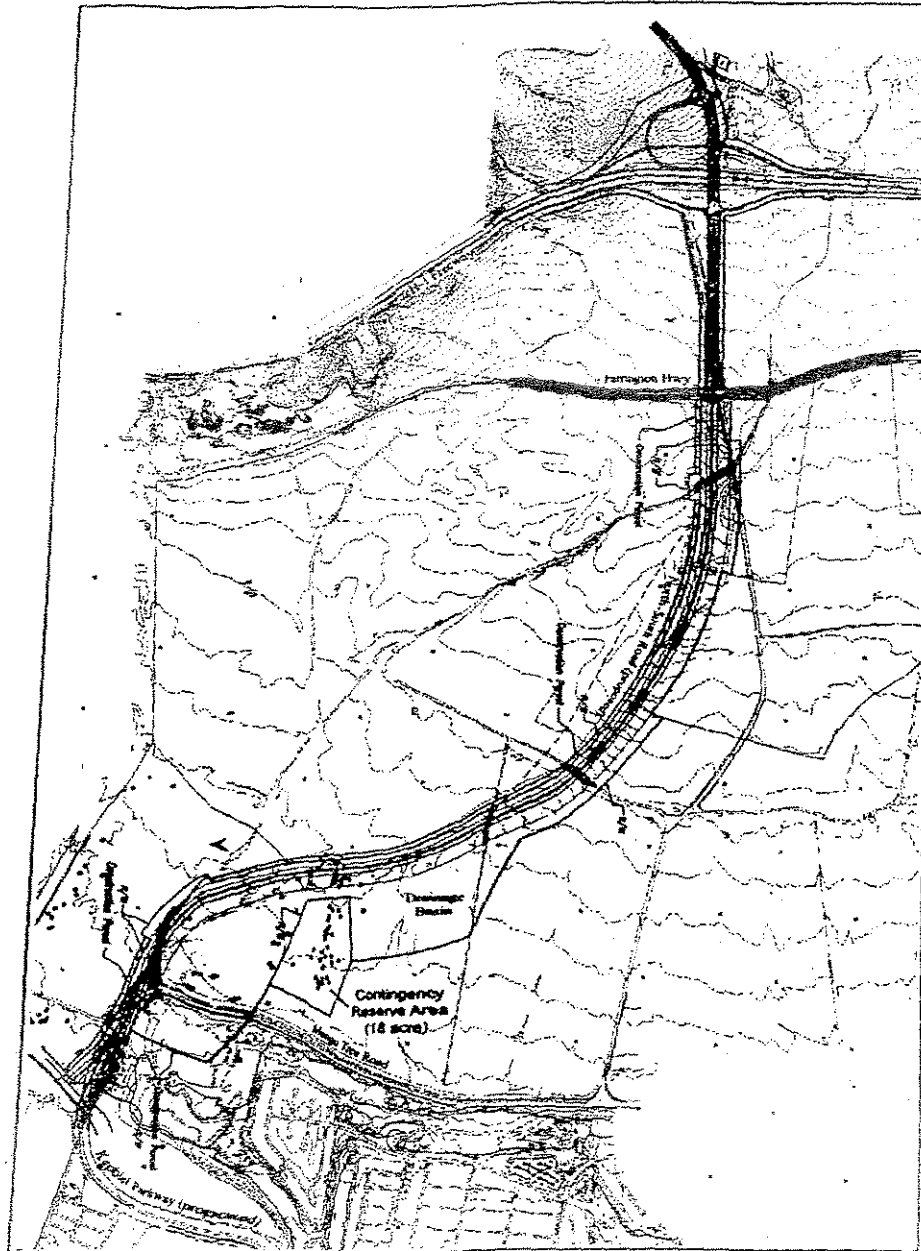
Figure 3.5

Abutilon menziesii Plant Clusters Map
University of Hawai'i West O'ahu

NOT TO SCALE



ATTACHMENT 16
(18-Acre Contingency Reserve Area)



LEGEND

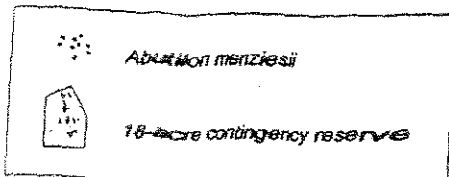


FIGURE 11
18-Acre Contingency Reserve Area
Habitat Conservation Plan
for *Abutilon menziesii* at Kapolei



Source: PBR Topographic Map 6001

LOT 1007-B
(MAP 876)
James Campbell
Trust Estate

7028.25 S
9536.63 E

Per EASEMENT 18
(5-FL. Wide)
(Map 3)

Per EASEMENT 14
(5-FL. Wide)
(Map 3)

LOT 10078
(MAP 785)
James Campbell Trust Estate
(Owner)

LOT 5
19.720 Acs.

LOT 6
Gross Area = 322.012 Acs.
Less Lots 2 and 4 = 29.950 Acs.
Net Area = 292.062 Acs.
(278.721 Acs.)

EASEMENT 4772
(50-FL. Wide)
For Access Purposes
(Map 717)

Access Permitted
(347'36"48" 61.10)

Per EASEMENT 15 (5-FL. Wide)
(Map 3)

LOT 5867-D-1-A
State of Hawaii
(Owner)

EASEMENT 7133 (75-FL. Wide)
For Electrical Purposes (Map 1036)

LOT 10079-C
State of Hawaii
(Owner)

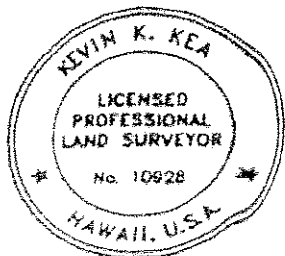
EASEMENT 4770 (300-FL. Wide)
For Road and Utility Purposes
(Map 712)

LOT 10079-A

POR. LOT 6

EAST KAPOLEI II LOTS AFFECTING JOINT DEVELOPMENT AGREEMENT LAND COURT APPLICATION 1069

AT
HONOLULU, EWA, OAHU, HAWAII
OWNER: STATE OF HAWAII
TAX MAP KEY: 9-1-17: PORS. 71 & 88



ACE LAND SURVEYING LLC
Kevin K. Kea
Licensed Professional Land Surveyor
Certificate No. 10928
Land Court Surveyor No. 286

KROC CENTER
LOT 1
15.000 Acs.

LOT 2
18.007 Acs.

LOT 3
17.783 Acs.

LOT 11286
(MAP 838)
City and County
of Honolulu
(Owner)

EASEMENT A/U-A
For Access &
Utility Purposes
(13.341 Acs.)

EASEMENT 2276
For Air Installation
Compatibility Zone
(Map 495)

LOT 10079-B
State of Hawaii
(Owner)

EASEMENT 2276
For Air Installation
Compatibility Zone
(Map 496)

June 26, 2007

ACE LAND SURVEYING LLC
735 Bishop St., Suite 330
Honolulu, Hawaii 96813

EXHIBIT A

6.5" x 11" = 0.65 Sq. Ft.

EXHIBIT A

Draft Ordinance



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____ (2008)

A BILL FOR AN ORDINANCE

TO REZONE LANDS SITUATED AT KAPOLEI, EWA, O'AHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Land situated at Kapolei, Ewa, O'ahu, Hawai'i, hereinafter described, is hereby rezoned from AG-1 Restricted Agricultural District to A-2 Medium Density Apartment District with 90-foot height limit. The boundaries of said District shall be described as shown on the map attached hereto, marked "Exhibit A" and made a part hereof, and further identified as Tax Map Key: 9-1-017: Portion 071.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

DPP07Z-8.B08



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL _____ (2008)

A BILL FOR AN ORDINANCE

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

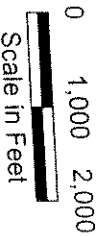
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20 _____.

MUFU HANNEMANN, Mayor
City and County of Honolulu



APPLICANT: THE SALVATION ARMY
TAX MAP KEY(S): 9-1-017: Por. 071

FOLDER NO.: 2007/Z-8

LAND AREA: Approx. 15.000 Acs.

PREPARED BY: DEPARTMENT OF PLANNING & PERMITTING
CITY AND COUNTY OF HONOLULU

JUDICIAL HEARING

PLANNING COMMISSION

CITY COUNCIL

PORTION OF

ZONING MAP NO. 12
(EWA BEACH - IROQUOIS PT.)

FROM: AG-1
TO: A-2 (90' Height Limit)

ORD. NO.

EXHIBIT A

BILL

EXHIBIT B

Pending Unilateral Agreement

